

**Residential Revalue**

**2010 Assessment Roll**

**Issaquah /  
Lakemont  
AREA 65**

**King County Department of Assessments  
Seattle, Washington**

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# Executive Summary Report

Appraisal Date 1/1/2010 - 2010 Assessment Roll

Area Name / Number: Lakemont/Issaquah Area 65

Previous Physical Inspection: 2004

## Sales - Improved Summary:

Number of Sales: 345

Range of Sale Dates: 1/1/2008 - 1/1/2010

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2009 Value	\$221,800	\$377,400	\$599,200			
2010 Value	\$225,400	\$359,800	\$585,200	\$638,100	91.7%	8.31%
Change	+\$3,600	-\$17,600	-\$14,000			
% Change	+1.6%	-4.7%	-2.3%			

\*COV is a measure of uniformity, the lower the number the better the uniformity.

\*\* Sales time adjusted to 1/1/10.

Sales used in this analysis: All sales of one to three unit residences on residential lots, short sales, financial institution re-sales and foreclosure sales which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/10. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2009 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:			
	Land	Imps	Total
2009 Value	\$238,700	\$347,300	\$586,000
2010 Value	\$235,000	\$340,700	\$575,700
Percent Change	-1.6%	-1.9%	-1.8%

Number of improved Parcels in the Population: 4641

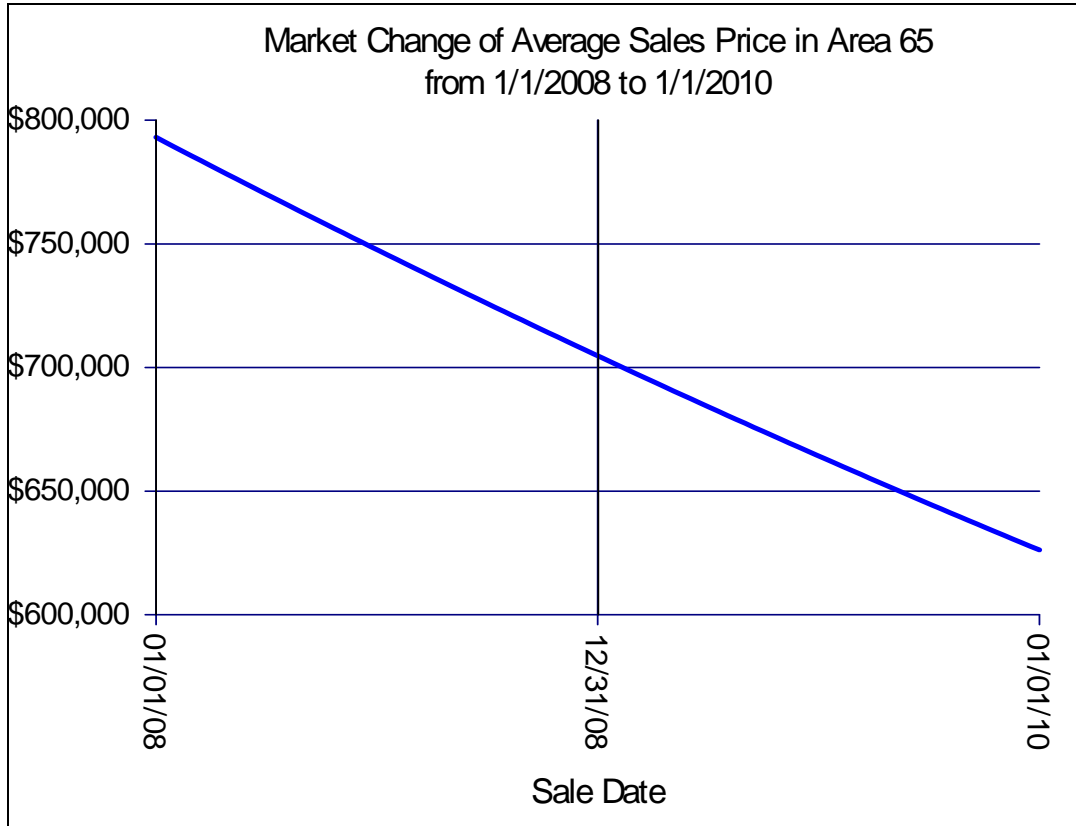
The population summary above excludes multi-building parcels, mobile home parcels, and new construction where less than 100% complete house was assessed for 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 due to remodeling. In addition, parcels with 2009 or 2010 Assessment Roll improvement values of \$25,000 or less were also excluded. These parcels do not reflect accurate percent change results for the overall population. Exceptions may be found in the Improved Parcel Total Value Model Calibration section of this report.

## Conclusion and Recommendation:

Since the values recommended in this report improve uniformity and equity, we recommend posting them for the 2010 Assessment Roll.

## ***Market Change of Average Sale Price in Area 65***

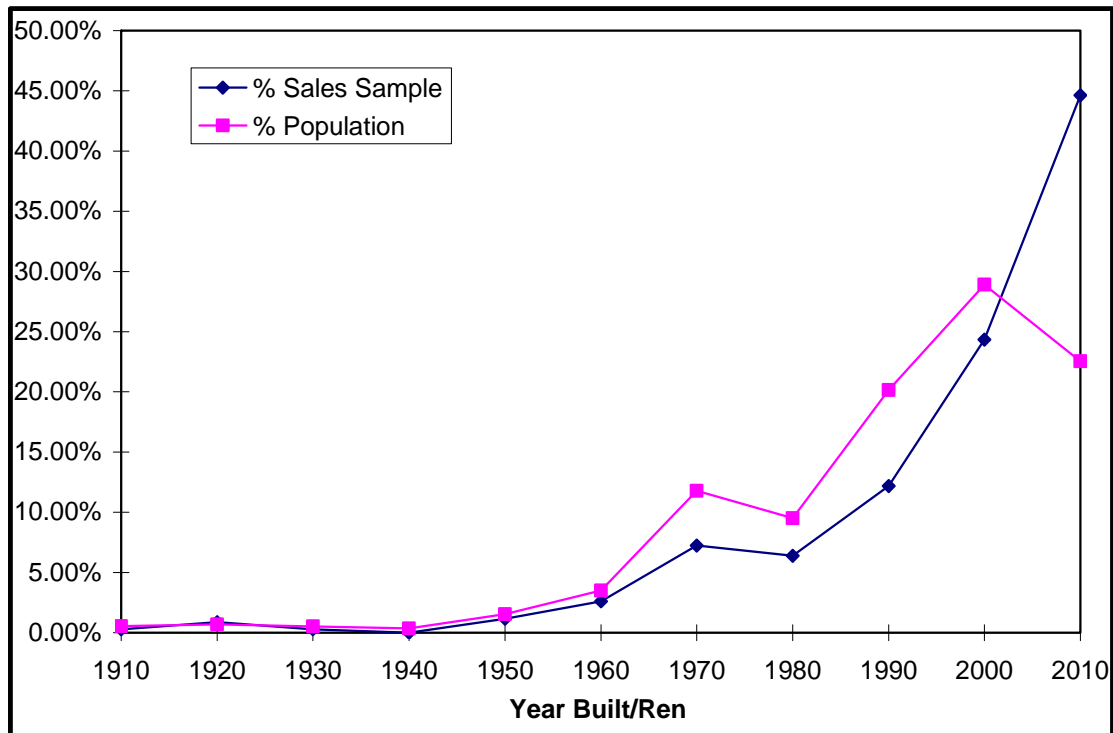
***From 1/1/08 to 1/1/10***



### ***Sales Sample Representation of Population - Year Built / Year Renovated***

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.29%
1920	3	0.87%
1930	1	0.29%
1940	0	0.00%
1950	4	1.16%
1960	9	2.61%
1970	25	7.25%
1980	22	6.38%
1990	42	12.17%
2000	84	24.35%
2010	154	44.64%
	345	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	25	0.54%
1920	32	0.69%
1930	24	0.52%
1940	17	0.37%
1950	71	1.53%
1960	162	3.49%
1970	547	11.79%
1980	441	9.50%
1990	935	20.15%
2000	1341	28.89%
2010	1046	22.54%
	4641	

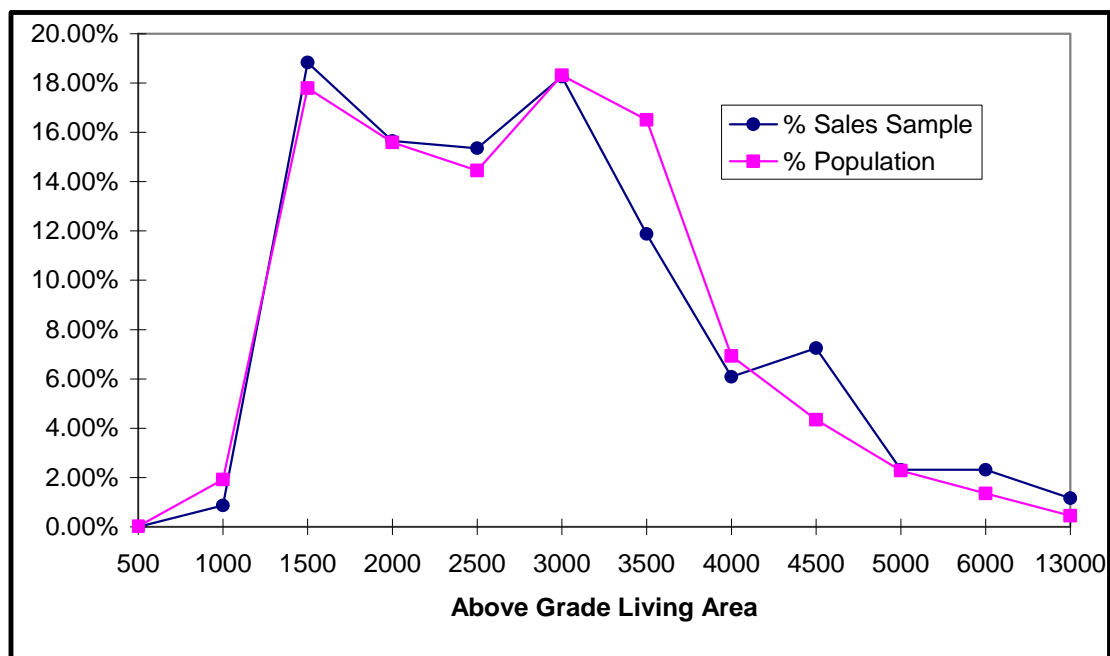


Sales of new homes built in the last nine years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

## ***Sales Sample Representation of Population - Above Grade Living Area***

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	3	0.87%
1500	65	18.84%
2000	54	15.65%
2500	53	15.36%
3000	63	18.26%
3500	41	11.88%
4000	21	6.09%
4500	25	7.25%
5000	8	2.32%
6000	8	2.32%
13000	4	1.16%
	345	

<b>Population</b>		
AGLA	Frequency	% Population
500	1	0.02%
1000	89	1.92%
1500	826	17.80%
2000	724	15.60%
2500	671	14.46%
3000	850	18.32%
3500	766	16.51%
4000	322	6.94%
4500	202	4.35%
5000	106	2.28%
6000	63	1.36%
13000	21	0.45%
	4641	

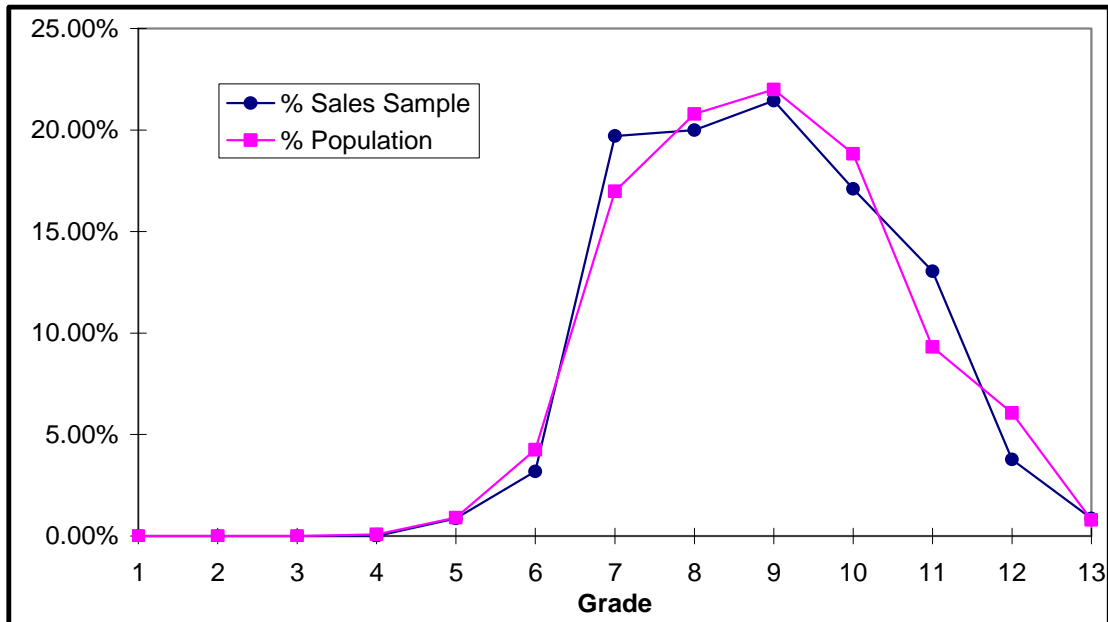


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

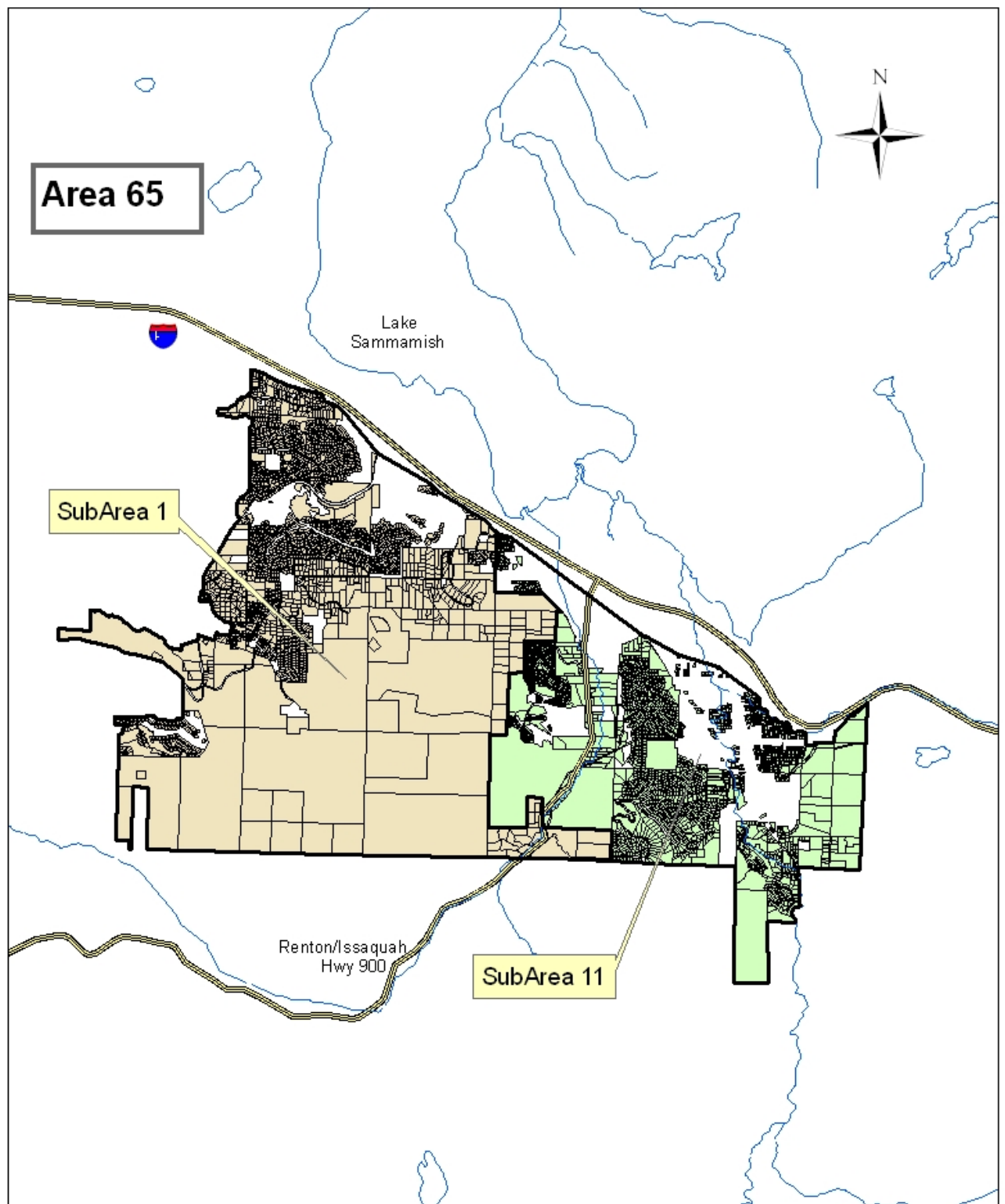
### ***Sales Sample Representation of Population - Grade***

<b>Sales Sample</b>		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.87%
6	11	3.19%
7	68	19.71%
8	69	20.00%
9	74	21.45%
10	59	17.10%
11	45	13.04%
12	13	3.77%
13	3	0.87%
		345

<b>Population</b>		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.09%
5	42	0.90%
6	197	4.24%
7	788	16.98%
8	965	20.79%
9	1021	22.00%
10	874	18.83%
11	432	9.31%
12	281	6.05%
13	37	0.80%
		4641



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.





## **Analysis Process**

***Effective Date of Appraisal: January 1, 2010***

***Date of Appraisal Report: June 4, 2010***

### ***Highest and Best Use Analysis***

**As If Vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

**As If Improved:** Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

### ***Special Assumptions and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2008 to 1/2010 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/10.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

## ***Identification of the Area***

### **Name or Designation:**

Area 65 - Issaquah/Lakemont

### **Boundaries:**

The general boundary of area 65 beginning at the city limits of Issaquah on the south side of I-90. The City of Issaquah defines the northeastern, eastern and southeastern boundaries of area 65. The remainder of the northern boundary runs west from Issaquah along I-90 and Newport Way out to 164<sup>th</sup> Ave SE. The westerly boundary runs south along 164<sup>th</sup> Ave SE and Lakemont Blvd to the Reserve at Newcastle (the southwest corner). The southern boundary runs east from the Reserve at Newcastle through the Cougar Mountain Regional Park back to the City of Issaquah.

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 65 is located along the I-90 corridor, from Lakemont to the City of Issaquah to the North and King County's Cougar Mountain Park and Squak Mountain State Park to the South. The jurisdictions of Bellevue, Issaquah and unincorporated King County are included in area 65. Most of this area has very good access to I-90 and the various commercial centers and recreational spots on the Eastside and Seattle area. Overall this area is not homogeneous in nature; this due in part to the many and varied land, housing and zoning types although pockets of homogeneity does exist within many neighborhoods and plats. Houses range in the quality of construction from grade 2 cabins to grade 13 mansions, in age from 1900 to the present, and in sales price from \$290,000 to \$3,500,000. Properties range from rural acreage of over 8 acres, to golf course country club settings and suburban/urban settings near 700 square feet in size. There are many properties that have fair to spectacular views of the surrounding area that may include; Lake Washington and Lake Sammamish, the Olympic and Cascade Mountains, the cities of Seattle, Bellevue and Issaquah.

### ***Preliminary Ratio Analysis***

A Ratio Study was completed just prior to the application of the 2010 recommended values. This study benchmarks the prior assessment level using 2009 posted values (1/1/09) compared to current adjusted sale prices (1/1/10). The study was also repeated after the application of the 2010 recommended values. The results are included in the validation section of this report showing an improvement in the COV from 12.14% to 8.29%

## ***Scope of Data***

### **Land Value Data:**

Vacant sales from 1/2008 to 1/2010 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2010. In area 65 there were 13 vacant land sales of which two were multi parcel sales; one sold for \$550,000 which was comprised of 4 small sites, the other selling for \$160,000 was comprised of 2 sites impacted by topography and possible coal mine hazard. The range and number of vacant sales available were minimal but adequate in establishing a land value model for area 65. Other market areas were considered but either there were no sales or the given location required too great of an adjustment. In subarea 11, in conjunction with vacant sales it was determined using the allocation of land to building ratios from improved sales would be an effective guideline in establishing land values, due to the variety of neighborhoods and housing types. For subarea 11 the average land ratio is 44%, the average grade is 7 to 8 and the average year built is 1981. This ratio increases to 62% on smaller pre 1960 homes that average 1940 year built and grade 6. On larger homes built after 1999 averaging from grade 8 to 9 the ratio lowers to 35%.

### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

## Land Model

### ***Model Development, Description and Conclusions***

Area 65 is comprised of two subareas totaling 5791 parcels of which 928 are vacant; Subarea 1 includes 2782 parcels and Subarea 11 includes 3009 parcels. Both of these subareas are very desirable and unique having great locations, amenities and neighborhoods that appeal to a wide spectrum of property owners. This desirability ranges from a quieter estate like suburban setting of Subarea 1 to the busier more urban setting of Subarea 11. Throughout Area 65 are many streams, steep topography, wetlands, coal mines and other sensitive areas. There are numerous parks in and around the area that include three regional parks; King County Cougar Mountain Park and Squak Mountain State Park to the south and Lake Sammamish State park to the north. These provide acres of forest land, hiking trails, swimming and boating for area residents.

Subarea 1 is located in the western portion of Area 65 where the majority of high-end homes and upscale plats are located, these include; Lakemont, Montreux, The Pinnacle and The Reserve at Newcastle. Subarea 1 includes the jurisdictions of King County, Bellevue and Issaquah. Scattered throughout are many desirable tax lots of which a majority are located just south of Lakemont and Montreux and along the northern and western border of Cougar Mountain Park. Many of these tax lots retain a very rural flavor though being very close to amenities. Some have a potential for subdividing. Fantastic panoramic views of the Olympic and Cascade Mountains, Lake Sammamish, Lake Washington, and the Cities of Seattle and Bellevue are a significant characteristic of this area. Most properties throughout are served by public sewer and water with the exception of those in the King County jurisdiction.

Excluding most tax lots it was determined best to develop a land model by neighborhood. Therefore 12 platted neighborhoods were established to set base land values. These neighborhoods (NH) were categorized and grouped by the similarity in age, grade, quality and market value. The lack of public sewer to King County tax lots as compared to Bellevue tax lots having public sewer was a valuation concern and therefore addressed in the land model schedule on page 16. The following is a brief synopsis of the neighborhoods in Subarea 1:

Neighborhood	Grades	Year Built	Description
1	9	2001 – 2007	Newer plat with limited views
2	6 – 12	1948 – 2008	Transition area near I-90, nice views
3	6 – 12	1941 – 2006	Transition area of larger lots & grade 9 area of Montreux (major's 560801 & 560803).
4	8 – 11	1983 – 2007	Typical grade is 9 & 10 with some great views.
5	7 – 12	1965 – 2006	Mostly grade 10 & above. Former "Street of Dreams" located in Montreux.
7	10 – 12	1994 – 1997	The Lakes in Montreux (major 560801)
8	10 – 12	1992 – 2004	Mostly Grade 12, with great views.
9	10 – 12	1992 – 2005	Lakemont high end homes, some with wonderful views. Mostly grade 12 homes.
10	10 – 12	2003- 2009	Non fairway sites in "The Reserve at Newcastle"
11	11 – 13	1988 - 2000	Lakemont Woods a former street of dreams with estate size lots.
12	11 – 13	2000 -2005	Very high end homes with fantastic views.
13	10 – 13	2003 -2009	Fairway sites in The Reserve at Newcastle.

## Land Model Development continued:

Subarea 11 is generally located within or very near the City limits of Issaquah south of I-90 incorporating a small portion of King County as well as the City of Issaquah. Nearly all of the properties are very close to shopping and freeways with excellent access creating a very positive influence on values and demand. There is a huge variety in housing type that includes multi family, condominiums, townhouses and smaller single family homes which appeals to first time buyers as well as those desiring larger more luxurious homes. Area growth has slowed but is still progressing through redevelopment downtown also in new platting to the west of downtown near the plat of Talus and Newport Way which parallels I-90 to the south.

Five distinct residential sections were observed and considered while developing the land model. Those areas include: The downtown core, which was established in the early 1900's and where many of the older homes exist. This area is becoming more transitional with single home sites turning into multi-family and business / commercial. Just south of the downtown core is another area of tax lots and plats that follow the Front Street corridor to the southern city limits. A third area is located on the hillside just west of downtown, where the majority of homes were built in the mid 1960's and 1970's. The fourth area is an area of the tax lots that run south from Newport Way along the Renton / Issaquah Hwy. The final area lies west of the Renton / Issaquah Hwy and south of I-90 along Newport Way. This is where the majority of newer homes are built, which includes a large platted area named "Talus".

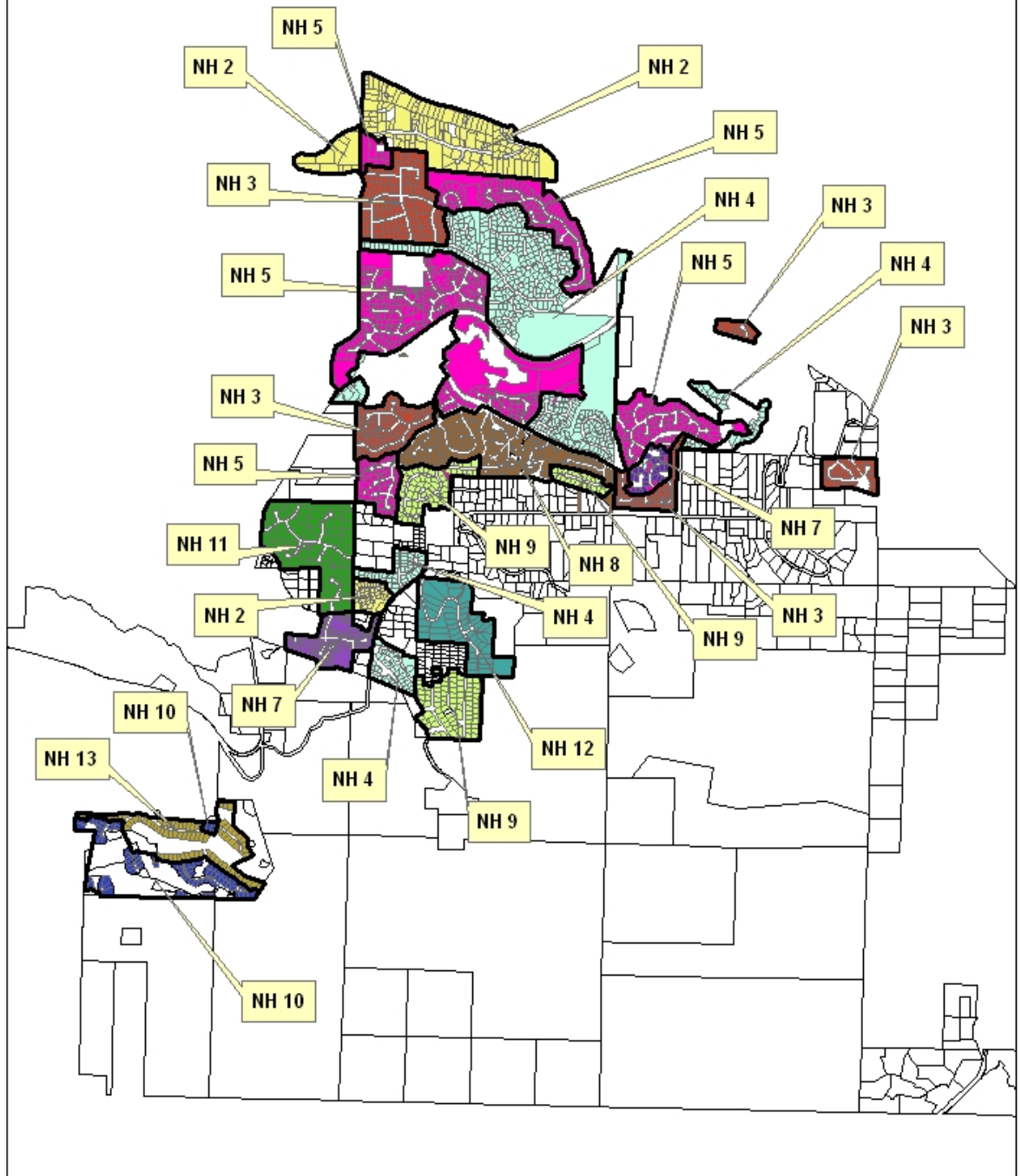
In creating the land model five neighborhoods were established. Below is a brief description of the neighborhoods that were established:

Neighborhood	Grades	Year Built	Description
2	8 – 9	1979 – 1991	"The Woods" a great location, typical grade is 8
3	6 – 10	1920 – 2010	Hillside above downtown, average age is 1971,
7 & 77	4 – 8	1900 - 2001	Downtown core area established early 1900's
8 & 87	2 – 9	1905 – 2010	Tax lots, mostly older homes & mixed use.
9 & 97	5 – 10	1900 – 2007	This is the plat of Sycamore (major 816300).

\*Note: Neighborhoods 77, 87 & 97 are properties coded within their respective neighborhoods that have been tagged by FEMA (Federal Emergency Management Agency) for repetitive loss by flooding from Issaquah creek.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

## Area 65-1 Neighborhood Map



## Land Value Model Calibration

### Area 65-1

#### Platted lot Values by Neighborhood (NH)

NH	BaseLand Value	NH	BaseLand Value
1	\$220,000	8	\$280,000
2	\$230,000	9	\$300,000
3	\$240,000	10	\$340,000
4	\$250,000	11	\$370,000
5	\$260,000	12	\$425,000
7	\$275,000	13	\$460,000

Acres	Bellevue	King County
0.25	\$230,000	\$195,000
0.5	\$255,000	\$216,000
0.75	\$270,000	\$229,000
1	\$280,000	\$238,000
1.25	\$292,000	\$248,000
1.5	\$305,000	\$259,000
1.75	\$317,000	\$269,000
2	\$330,000	\$280,000
2.25	\$342,000	\$290,000
2.5	\$355,000	\$301,000
2.75	\$367,000	\$311,000
3	\$380,000	\$323,000
3.5	\$405,000	\$344,000
4	\$430,000	\$365,000
4.5	\$455,000	\$386,000
5	\$480,000	\$408,000
5.5	\$505,000	\$429,000
6	\$530,000	\$450,000
6.5	\$555,000	\$471,000
7	\$580,000	\$493,000
7.5	\$605,000	\$514,000
8	\$630,000	\$535,000
8.5	\$655,000	\$556,000
9	\$680,000	\$578,000
9.5	\$705,000	\$599,000

Acres	Bellevue	King County
10	\$730,000	\$620,000
10.5	\$755,000	\$641,000
11	\$780,000	\$663,000
11.5	\$805,000	\$684,000
12	\$830,000	\$705,000
12.5	\$855,000	\$726,000
13	\$880,000	\$748,000
13.5	\$905,000	\$769,000
14	\$930,000	\$790,000
14.5	\$955,000	\$811,000
15	\$980,000	\$833,000
15.5	\$1,005,000	\$854,000
16	\$1,030,000	\$875,000
16.5	\$1,055,000	\$896,000
17	\$1,080,000	\$918,000
17.5	\$1,105,000	\$939,000
18	\$1,130,000	\$960,000
18.5	\$1,155,000	\$981,000
19	\$1,180,000	\$1,003,000
19.5	\$1,205,000	\$1,024,000
20	\$1,230,000	\$1,045,000

+ \$5,000 per acre after 20 acres

In the table above King County acreage values are less than the Bellevue acreage values; this accounts for the lack of public sewer to King County tax lots.

## Area 65-1 continued:

### Adjustments to Baseland Values

Views	Fair	Average	Good	Excellent
Territorial	\$0	\$15,000	\$30,000	\$50,000
Lake Washington	\$20,000	\$30,000	\$40,000	\$50,000
Lake Samammish	\$20,000	\$30,000	\$45,000	\$60,000
Seattle	\$0	\$15,000	\$30,000	\$45,000
Olympics	\$0	\$10,000	\$15,000	\$20,000
Cascades	\$0	\$10,000	\$15,000	\$20,000
Puget Sound	\$0	\$10,000	\$15,000	\$20,000

View values are cumulative

Restricted Utilities on Vacant land	-10% to -20%
Easements	-5% to -10%
Vacant Non-build	-50% to -95%
Topography	-5% to -50%
Restricted Sewer/Water	-20% to -%50
Powerlines	-\$5,000 to -\$30000
Greenbelts	+ \$5,000 to +\$20,000

### Traffic discounts

1 (Moderate)	2 (Heavy)	3 (Extreme)
-\$5,000 to -\$10,000	-\$15,000 to -\$20,000	-\$25,000 to -\$30,000

King County/Issaquah/Bellevue or Forest Land @ \$25,000 per acre

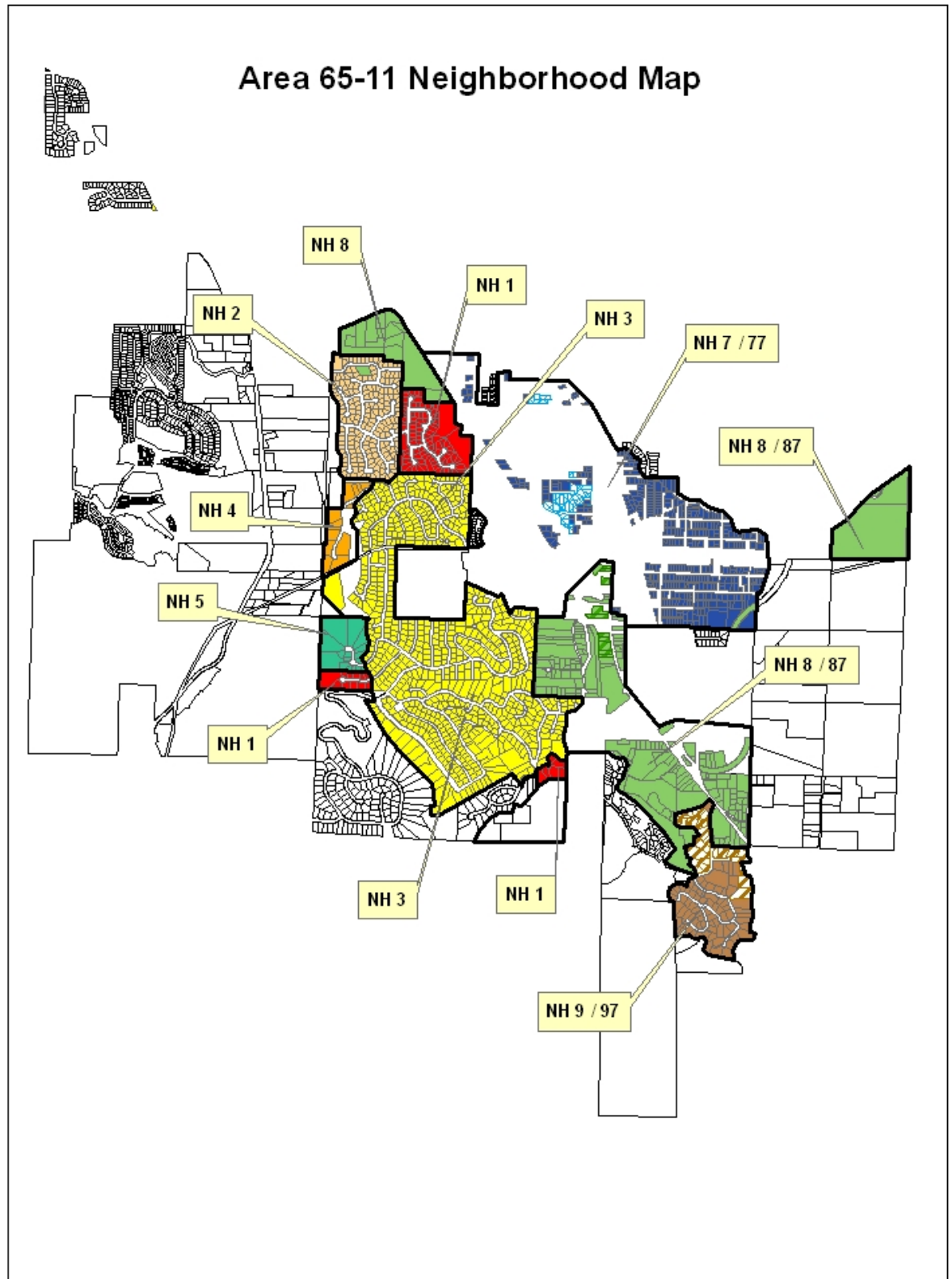
Major 723750 (The Reserve at Newcastle) the remaining vacant fairway lots were discounted 25% for lack of demand and building activity in this plat. Many new homes remain unsold or unfinished in this high end plat.

Major 071501 (Belvedere View PH II) baseland values were discounted 20% due to the economy & low demand for vacant sites. This is a new development with excellent views having the appearances of a very hi-end plat but was valued conservatively prior to the 20% discount until the true characteristics of the plat is revealed.

When construction activity begins or market activity changes the total baseland value is to be re-established on all of these vacant sites.

## Area 65-11





#### Area 65-11 Neighborhood Values

Area 65  
2010

Neighborhood	Average Lot Size	Value
1 & 5	See platted values	
2	10,000	\$180,000
3	13,000	\$160,000
4	16,000	\$195,000

Neighborhood 7 & 77 Downtown Issaquah Lots		
3,000 sq ft		\$130,000
6,000 sq ft	(avg size city lot)	\$160,000
7,000 sq ft	(avg size city lot)	\$175,000
8,000 sq ft		\$180,000
8,500 sq ft		\$185,000
9,000 sq ft		\$190,000
12,000 sq ft	(size of 2 city lots)	\$260,000

Note: Tax Lots that are similar to an adjacent plat or is greatly influenced by one, have Base Land values equalized with those plats.

Neighborhood 8 & 87 Downtown Issaquah Tax Lots		Value
Under 6,000 sq ft		\$120,000
6,000-7,000 sq ft		\$130,000
7,001-8,000 sq ft		\$140,000
8,001-10,000 sq ft		\$150,000
10,001-13,000 sq ft		\$160,000
13,001-18,000 sq ft		\$180,000
18,001-21,780 sq ft		\$220,000
21,781-32,670 sq ft		\$250,000
32,671-43,559 sq ft		\$290,000
1ac – 1.25 acres		\$330,000
1.26ac – 1.99 acres		\$380,000
2 acres		\$400,000
Each Additional Acre		\$150,000

Neighborhood 9 & 97 Sycamore		Value
20,000 sq ft		\$180,000

**\*Note: Neighborhood 77, 87 & 97** have been tagged by FEMA (Federal Emergency Management Agency) for repetitive loss by flooding from Issaquah creek and have been discounted 30%. Those designated flood plain have been discounted 10% to 20%.

#### 65-11 King County Tax Lot baseland values

Acres	Value	Acres	Value	Acres	Value
0.25	\$195,000	5.5	\$429,000	13.5	\$769,000
0.5	\$216,000	6	\$450,000	14	\$790,000
0.75	\$229,000	6.5	\$471,000	14.5	\$811,000
1	\$238,000	7	\$493,000	15	\$833,000
1.25	\$248,000	7.5	\$514,000	15.5	\$854,000
1.5	\$259,000	8	\$535,000	16	\$875,000
1.75	\$269,000	8.5	\$556,000	16.5	\$896,000
2	\$280,000	9	\$578,000	17	\$918,000
2.25	\$290,000	9.5	\$599,000	17.5	\$939,000
2.5	\$301,000	10	\$620,000	18	\$960,000
2.75	\$311,000	10.5	\$641,000	18.5	\$981,000
3	\$323,000	11	\$663,000	19	\$1,003,000
3.5	\$344,000	11.5	\$684,000	19.5	\$1,024,000
4	\$365,000	12	\$705,000	20	\$1,045,000
4.5	\$386,000	12.5	\$726,000	+ \$5,000 per acre beyond 20 acres	
5	\$408,000	13	\$748,000		

The King County schedule above was utilized adjacent to the southeast portion of the Issaquah city limits and along the Renton Issaquah Hwy (Hwy 900) just east of the plat called “Talus”.

#### Area 65-11 continued:

## Platted Values

Major	Plat Name	Grade	Year Built	Value
007510	Aho Add	5 thru 7	1908 - 1997	\$180,000
062984	Becher Bay Div - C	10 & 11	2006	\$230,000
062985	Becher Bay Div - D	10	2006	\$230,000
062986	Becher Bay Div - E	10	2007	\$230,000
062987	Becher Bay Div - F	10	2007	\$230,000
062988	Becher Bay Div - G	10	2008	\$230,000
062989	Becher Bay Div - G PH2	Vacant		\$170,000
071060	Belshaye at Issaquah	9	2010	\$170,000
258960	Foothills at Issaquah	9	1998 - 2010	\$210,000
259765	Forest Rim	8 thru 10	1983 - 2007	\$210,000
564150	Morgans View	9	1997 & 1998	\$195,000
570600	Mountain Meadows	6 & 7	1959 - 1966	\$180,000
731320	Ridgewood Estates	8 & 9	1984 - 1990	\$170,000
807860	Summerhill	7 & 8	1985 - 1990	\$165,000
856271	TALUS DIV 05A	10	2005 - 2007	\$180,000
856272	TALUS DIV 05A	11	2004 - 2008	\$180,000
856274	TALUS DIV 05-D	9	2003 - 2005	\$170,000
856275	TALUS DIV 5-C	8 & 9	2003 - 2005	\$170,000
856277	TALUS DIV 06 B	8 & 9	2005 - 2006	\$150,000
856279	TALUS PARCELS 10, 11 & 12	10	2008 - 2010	\$170,000
858201	Terra Highlands D#2	9 thru 10	1987 - 1999	\$180,000
872855	Twenty-Six Point Five	8 & 9	1992 - 1997	\$180,000
928610	West Sunset Way	8	2000 - 2001	\$130,000
954525	Woods at Issaquah D-5A	9	1993 - 1995	\$195,000
954526	Woods at Issaquah D-5B	9	1994 - 1995	\$195,000
029130	ASCENT AT TALUS DIV 1	7 & 8	2003 - 2004	<b>Town Homes</b>
029131	ASCENT AT TALUS DIV NO II	7 & 8	2004 - 2005	<b>Town Homes</b>
778700	SHY BEAR	9	2006	<b>Town Homes</b>
856278	TALUS DIV 13	7	2007 - 2009	<b>Town Homes</b>
			<b>Interior sites</b>	<b>\$100,000</b>
			<b>End sites</b>	<b>\$120,000</b>

Public owned land Incl: King County, Wa State & City of Issaquah are valued at \$15,000 to \$25,000 per Acre.

**\*\*Note:** On commercially zoned properties improved with single family homes: the land value was equalized with commercial values at \$18 to \$29 per square foot unless the influence from residential land values surpasses the commercial value.

### Area 65-11 continued:

Coal Mine Hazard (vacant only)	-30%
Site Size	- 5% to + 30%
Topography	-5% to -50%
Road Easement	-5% to -10%
Lack utilities	-10% to -20%
Restricted Access	-15%
Restricted Sewer/Water	-20% to -50%
Greenbelt	+ \$5,000 to +\$20,000

#### Traffic discounts

1 (Moderate)	2 (Heavy)	3 (Extreme)
-\$5,000 to -\$10,000	-\$15,000 to -\$20,000	-\$25,000 to -\$30,000

Views	Fair	Average	Good	Excellent
Territorial	\$0	\$15,000	\$30,000	\$50,000
Lake Washington	\$20,000	\$30,000	\$40,000	\$50,000
Lake Sammamish	\$20,000	\$30,000	\$45,000	\$60,000
Seattle	\$0	\$15,000	\$30,000	\$45,000
Olympics	\$0	\$10,000	\$15,000	\$20,000
Cascades	\$0	\$10,000	\$15,000	\$20,000
Puget Sound	\$0	\$10,000	\$15,000	\$20,000

#### Additional consideration was given to these two new plats in 65-11:

Major 062989 (Becher Bay Div–G PH2) base land values were discounted 20% due to the economy & low demand for vacant sites. There is no sign of new construction at this time.

Major 856278 (Talus Div 13) a town home plat minor's 0300 thru 0810 base land values were discounted 30% due to the economy & low demand for vacant sites. These remaining sites are completely fenced in with no indication of intent to improve these sites.

When construction activity begins or market activity changes the total base land value is to be re-established on all of these vacant sites.

#### Calculation Examples:

An Area 65-1 lot located in NH (neighborhood) 5	Base Land = \$260,000
Percent Base Land is -15% for topography	then \$260,000 x .85 = \$221,000
Has heavy traffic impact	then \$221,000 - \$15,000 = \$206,000
Has good Lake Sammamish view	then \$206,000 + \$45,000 = \$251,000
Has average Territorial View	then \$251,000 + \$15,000 = <b>\$266,000</b>

An Area 65-11 6,000 sq ft site located in NH 77	Base Land = \$175,000
Percent Base Land is 70% for repetitive loss	then \$175,000 x .70 = <b>\$122,000</b>

**\*Note:** When multiple adjustments occur; the sum of the % adjustments are applied prior to the dollar adjustments then truncated to the lowest \$1,000.

***Vacant Sales Used In This Physical Inspection Analysis  
Area 65***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
001	132405	9140	01/08	\$500,000	20,425	Y	N
001	242405	9046	10/09	\$273,500	39,039	Y	N
001	242405	9172	03/08	\$375,000	41,831	N	N
001	292406	9015	07/08	\$375,000	217,800	N	N
001	942950	0235	08/09	\$550,000	9,969	N	N
001	942950	0236	08/09	\$550,000	5,153	N	N
001	942950	0237	08/09	\$550,000	4,800	N	N
001	942950	0238	08/09	\$550,000	4,800	N	N
011	032306	9066	12/09	\$65,000	17,945	N	N
011	032306	9138	12/09	\$149,000	16,250	Y	N
011	332406	9127	11/09	\$155,200	9,900	N	N
011	342406	9329	12/09	\$200,000	6,120	N	N
011	570620	0400	09/08	\$160,000	21,776	N	N
011	570620	0410	09/08	\$160,000	24,012	N	N
011	816340	0050	12/09	\$163,000	15,703	Y	N
011	816340	0062	12/09	\$153,000	16,766	Y	N
011	941450	0160	11/09	\$102,000	14,550	N	N

***Vacant Sales Removed From This Physical Inspection Analysis  
Area 65***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
001	242405	9020	03/09	\$345,000	FORCED SALE;
001	242405	9020	03/09	\$400,000	FORCED SALE;
011	292406	9070	11/08	\$105,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
011	292406	9070	05/08	\$58,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	332406	9127	04/08	\$355,000	SEGREGATION AND/OR MERGER;
011	816340	0062	09/08	\$15,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
011	816340	0062	09/08	\$60,000	FORCED SALE
011	856273	0190	11/08	\$105,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
011	856273	0190	05/08	\$58,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	856273	0200	11/08	\$100,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE;
011	856273	0200	05/08	\$48,300	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	941450	0160	02/08	\$7,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

## **Improved Parcel Total Value Model:**

### ***Model Development, Description and Conclusions***

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/10. Short sales and foreclosures were reviewed; most of which were included in the model building as indicative of market value, the remainder were excluded from the model as non-representative.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values such as Base Land, grade, condition, stories, building cost, views, individual plats and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS (Number Crunching Statistical Software) in conjunction with Microsoft Excel. The many charts, graphs, statistical reports and diagnostic tools available were used to determine which specific variables or market segments that would be used in the valuation model. Through this process a valuation model was derived for each individual SubArea.

After the EMV model was determined, neighborhoods were analyzed further. This was done in order to insure that neighborhood characteristics and amenities recognized in the market were also accounted for in the valuation. Several neighborhood and plat adjustments occurred as a result of this more in-depth examination of which are noted in the Total Model Calibration.

There are very few mobile homes in Area 65 and those remaining would eventually be removed for conventional wood framed single family and multi family homes. The available sales of mobile homes in this and neighboring areas was too limited to confidently build a valuation model. It was also determined that the overall contribution of a mobile homes value to the total value was limited; that most of the value was reflected in the land. Mobile homes were then valued using Marshall Swift / Boeckh (2004 Mobile / Manufacturing Housing Cost Guide – indexed to 2010) with no area adjustment or onsite development costs. This resulted in an overall improvement reduction of -4% for properties having a mobile home as the main residence. There are a total of 6 properties with mobile homes as the main residence, one is located in SubArea 1 and five are located in SubArea 11.

Properties with multiple houses were valued by adding the RCNLD of buildings #2 or higher to the calculated EMV of land and building #1.

The improved parcel Total Value Models are included later in this report.

## Improved Parcel Total Value Model Calibration

### NCSS Multiplicative EMV model for Area 65

Intercept	*1.5507070
+ if Major = 856272, then (LN (10))	*0.06979539
+ if Major = 954525, 954526 or 564150, then LN(10)	*0.03784842
+ LN(BaseLand/1000)	*0.4651088
+ LN(BldgRCNLD/1000)	*0.403741
+ if Grade >11, then (LN(10))	*0.05177464
+ LN(Total View)+1	*0.02530427
+ (Accy Rcnld/1000)	= Total

Then, EXP (Total) x 1000 x 0.925\*\* = EMV  
Then, Truncate EMV to the lower thousand

EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet

### Supplemental Adjustments to EMV:

#### Area 65-1

Majors 192406, 413942, 413943, 413946, 413948, 413949, 4139450, 560800 & 560801  
Grade 12's with view **only** EMV x 1.02.

Major 132405 Taxlots	Total EMV x .90 for Yr built prior to 2000
Major 177836	Total EMV x 1.05
Major 177838	Total EMV x .96
Major 221170, 368950	Total EMV x .90 for Yr built prior to 1995
Major's 413990 & 413991	Grade 12's Total EMV x .95
Major 560804 - 0010 thru 0130	Total EMV x 1.05
Major 723750	On Fairway Grade 13 Total EMV x 1.1
	On Fairway Grade 10 improvement EMV x 1.05 + land
	Non Fairway Grade 9 & 10 total EMV x 1.03
Major 752640	Total EMV x .90 for Yr built prior to 2000
Major 750450	Total EMV x .90 for Yr built prior to 2000
Major 780545 & 780546	View sites Total EMV x .96
Major's 896550 thru 896552	View sites Total EMV x .96
Major 884990	Total EMV x .90 for Yr built prior to 2000
Major 947840	Total EMV x .96
Major 942950	Total EMV x .90 for Yr built prior to 2000

Very Good condition homes Total EMV x 1.05

\*\*See Assessor's letter page 54



## Supplemental Adjustments to EMV continued:

### Area 65-11

#### Adjustments by Major:

Major 778700	Total EMV x 1.03
Major 807860 grade 7	Total EMV x 1.05
grade 8	Total EMV x 1.03
Major 856274	Total EMV x 1.03
Major 856278 2 stories	Total EMV x .97
3 stories	Total EMV x 1.03
Major 856279	Total EMV x 1.05
Major 858201	Total EMV x 1.04

#### Neighborhood Adjustments:

Neighborhood 1	Total EMV x 1.04
Neighborhood 2	Total EMV x 1.04
Neighborhood 3	Total EMV x .97
Neighborhood 4	Total EMV x 1.04
Neighborhood 5	Total EMV x 1.08

#### Downtown Neighborhoods 7, 77, 8 & 87

All Duplex's	Total RCNLD
1900-1920	Total RCNLD x 1.10
1900-1920 in Very Good condition.	Total RCNLD x 1.20
1921 & older in VG condition	Total RCNLD x 1.10

Neighborhood 9 & 97	Total RCNLD
If in VG condition	Total RCNLD x 1.1

Very Good condition Homes = Total EMV x 1.07 (Excludes Neighborhoods 7, 77, 8, 87, 9 & 97)

Of the improved parcels in the population (see Executive Summary Report on page 4), 2329 parcels increased in value. They were comprised of 69 single family residences on commercially zoned land and 2260 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 321 parcels increased in value. (tax exempt parcels were excluded from the number of parcels increased)

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Area 65 Sales price changes** (relative to 1/1/2010 valuation date)

In a changing market, recognition of a sales trend is required to accurately estimate value as of a certain date. Assessed values are determined as of January 1 of a given year.

<b>Market Adjustment to 1/1/2009</b>		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.790	-21.0%
2/1/2008	0.798	-20.2%
3/1/2008	0.805	-19.5%
4/1/2008	0.813	-18.7%
5/1/2008	0.821	-17.9%
6/1/2008	0.829	-17.1%
7/1/2008	0.837	-16.3%
8/1/2008	0.846	-15.4%
9/1/2008	0.854	-14.6%
10/1/2008	0.863	-13.7%
11/1/2008	0.871	-12.9%
12/1/2008	0.880	-12.0%
1/1/2009	0.889	-11.1%
2/1/2009	0.898	-10.2%
3/1/2009	0.906	-9.4%
4/1/2009	0.915	-8.5%
5/1/2009	0.924	-7.6%
6/1/2009	0.933	-6.7%
7/1/2009	0.942	-5.8%
8/1/2009	0.952	-4.8%
9/1/2009	0.961	-3.9%
10/1/2009	0.971	-2.9%
11/1/2009	0.980	-2.0%
12/1/2009	0.990	-1.0%
1/1/2010	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/10.

<b>Example:</b>	<b>Sales Price</b>	<b>Sales Date</b>	<b>Adjustment factor</b>	<b>Adjusted Sales price*</b>
Sale 1	\$525,000	4/1/2008	0.813	\$427,000
Sale 2	\$475,000	10/1/2009	0.971	\$461,000
Sale 3	\$515,000	7/1/2009	0.942	\$485,000

\* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Area 65 is  $= (1 / \text{EXP}(-0.0003231483 * \text{SaleDay}))$

SaleDay = SaleDate - 40179

**Improved Sales Used In This Physical Inspection Analysis**  
**Area 65**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Adj Sale Price</b>	<b>Above Grade Living</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	192406	9069	09/09	\$425,000	\$410,000	1,560	6	1928	4	49,222	N	N	18628 SE 60TH ST
001	942950	0180	04/09	\$467,000	\$431,000	2,010	7	1965	3	30,277	N	N	16709 SE NEWPORT WAY
001	252405	9154	01/08	\$640,000	\$507,000	2,470	7	1962	4	35,030	N	N	6724 166TH WAY SE
001	884990	0040	03/08	\$575,000	\$464,000	1,140	8	1972	4	15,101	N	N	16441 SE 42ND PL
001	221170	0230	06/08	\$635,000	\$528,000	1,300	8	1967	4	17,011	N	N	4508 168TH AVE SE
001	132405	9106	09/09	\$390,000	\$378,000	1,440	8	1950	4	17,859	N	N	4244 164TH AVE SE
001	132405	9116	07/09	\$409,000	\$386,000	1,550	8	1973	4	15,246	N	N	16522 SE 43RD ST
001	221170	0405	07/09	\$475,000	\$450,000	1,600	8	1967	4	19,800	N	N	4516 165TH AVE SE
001	221170	0370	02/08	\$650,000	\$522,000	1,670	8	1964	4	17,789	N	N	16559 SE 45TH PL
001	132405	9104	10/09	\$450,000	\$438,000	1,710	8	1983	4	16,117	N	N	4236 164TH AVE SE
001	368590	0090	09/08	\$585,000	\$501,000	1,940	8	1966	4	15,400	N	N	4416 167TH PL SE
001	780546	0080	09/09	\$540,000	\$522,000	2,180	8	1987	3	14,302	N	N	4714 172ND CT SE
001	192406	9015	07/08	\$605,000	\$511,000	2,660	8	1980	3	205,603	Y	N	19217 SE 56TH ST
001	780546	0110	08/08	\$699,000	\$593,000	1,990	9	1987	4	8,552	N	N	4711 173RD AVE SE
001	896550	0130	09/09	\$575,000	\$554,000	2,110	9	1986	3	20,219	N	N	17116 SE 47TH ST
001	221170	0045	09/08	\$535,205	\$459,000	2,200	9	1987	4	15,980	N	N	16511 SE 46TH ST
001	780546	0010	11/09	\$625,000	\$616,000	2,200	9	1987	3	15,288	N	N	17125 SE 47TH ST
001	177838	0030	06/08	\$677,300	\$562,000	2,290	9	2001	3	5,139	N	N	6583 163RD PL SE
001	780545	0110	07/08	\$680,000	\$575,000	2,290	9	1988	4	12,047	N	N	17435 SE 47TH ST
001	780546	0780	07/08	\$675,000	\$571,000	2,310	9	1987	3	12,385	N	N	4627 172ND AVE SE
001	896550	0210	07/08	\$700,000	\$588,000	2,320	9	1983	3	9,660	N	N	16924 SE 47TH ST
001	413941	0030	03/08	\$708,000	\$574,000	2,340	9	1992	3	10,737	N	N	17262 SE 49TH PL
001	896550	0040	05/08	\$591,600	\$489,000	2,360	9	1985	3	9,600	N	N	16831 SE 46TH ST
001	896540	0100	07/09	\$595,000	\$564,000	2,420	9	1989	3	13,990	N	N	5081 165TH PL SE
001	413941	0240	08/08	\$686,000	\$585,000	2,450	9	1998	3	13,032	N	N	5031 165TH PL SE
001	947840	0170	09/09	\$574,888	\$555,000	2,520	9	2000	3	6,547	N	N	6439 166TH PL SE
001	896550	0820	04/09	\$635,000	\$584,000	2,550	9	1984	3	9,792	N	N	4412 170TH AVE SE
001	140400	0100	10/09	\$850,000	\$831,000	2,580	9	1992	3	15,121	Y	N	16425 SE 44TH PL
001	221170	0155	11/09	\$710,000	\$700,000	2,600	9	1984	4	17,118	Y	N	4440 167TH AVE SE

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	413944	0670	06/08	\$800,000	\$666,000	2,640	9	1994	3	15,218	N	N	16468 SE 57TH PL
001	896545	0160	06/08	\$765,000	\$635,000	2,700	9	1995	3	10,443	N	N	16762 SE 48TH PL
001	896550	0440	04/08	\$830,000	\$677,000	2,700	9	1987	5	14,275	N	N	4521 172ND AVE SE
001	009760	0100	12/09	\$646,000	\$640,000	2,760	9	2007	3	5,008	N	N	16513 SE 66TH ST
001	560801	0450	09/09	\$656,755	\$637,000	2,760	9	1999	3	8,078	N	N	5930 MONT BLANC PL NW
001	947840	0080	08/08	\$680,000	\$576,000	2,890	9	2000	3	4,930	N	N	16410 SE 64TH PL
001	947840	0100	08/09	\$630,000	\$604,000	2,890	9	2000	3	6,247	N	N	16518 SE 64TH PL
001	947840	0140	06/09	\$645,000	\$606,000	2,890	9	2000	3	5,842	N	N	6432 165TH PL SE
001	413944	0860	11/09	\$655,000	\$647,000	2,900	9	1994	3	7,715	N	N	5620 165TH PL SE
001	947840	0210	06/08	\$677,500	\$566,000	2,950	9	2000	3	6,239	N	N	6420 165TH PL SE
001	780545	0150	04/09	\$660,000	\$608,000	2,980	9	1985	3	16,030	Y	N	17515 SE 47TH ST
001	560801	0940	12/08	\$665,000	\$588,000	3,020	9	1995	3	9,248	N	N	5895 NW LAC LEMAN DR
001	322406	9084	09/08	\$850,000	\$728,000	3,130	9	1999	3	259,182	N	N	20015 SE 95TH ST
001	560801	0090	12/09	\$720,000	\$716,000	3,270	9	1996	3	9,362	N	N	18046 NW VARESE CT
001	896546	0150	10/09	\$707,000	\$691,000	3,320	9	1995	4	9,222	N	N	16628 SE 48TH PL
001	942950	0124	04/09	\$695,000	\$642,000	3,390	9	2008	3	8,337	N	N	4120 164TH AVE SE
001	942950	0126	01/09	\$750,000	\$667,000	3,390	9	2008	3	8,188	N	N	4128 164TH AVE SE
001	009760	0070	01/08	\$842,475	\$668,000	3,500	9	2007	3	6,782	N	N	16501 SE 66TH ST
001	560801	0260	12/08	\$700,000	\$618,000	3,560	9	1998	3	7,628	N	N	5834 NW LAC LEMAN DR
001	009760	0220	08/08	\$1,000,000	\$852,000	4,210	9	2007	3	18,379	N	N	16401 SE COUGAR MOUNTAIN WAY
001	896550	0610	02/08	\$910,000	\$730,000	2,090	10	1984	3	9,610	Y	N	4440 173RD AVE SE
001	413940	0710	09/08	\$730,000	\$624,000	2,380	10	1991	4	9,614	N	N	16810 SE 47TH WAY
001	896552	0190	05/09	\$875,000	\$811,000	2,410	10	1991	3	16,622	Y	N	17670 SE 45TH CT
001	413940	0960	01/09	\$680,000	\$606,000	2,470	10	1991	3	8,218	N	N	17112 SE 48TH CT
001	413940	0700	06/09	\$830,000	\$777,000	2,480	10	1992	4	7,130	N	N	16822 SE 47TH WAY
001	413940	0530	11/09	\$630,000	\$621,000	2,570	10	1991	3	8,582	N	N	4728 171ST AVE SE
001	413940	0580	11/08	\$730,000	\$638,000	2,570	10	1991	3	9,839	N	N	17142 SE 47TH CT
001	896551	0260	10/08	\$760,000	\$657,000	2,580	10	1985	3	10,971	Y	N	4431 175TH PL SE
001	413940	0140	10/08	\$760,000	\$657,000	2,650	10	1992	4	6,480	N	N	17073 SE 47TH CT
001	413940	0360	04/08	\$818,880	\$666,000	2,650	10	1993	3	8,891	N	N	4798 172ND CT SE
001	413945	0070	10/09	\$622,500	\$610,000	2,710	10	1995	3	12,068	N	N	17585 SE 56TH ST
001	896550	0680	07/09	\$835,000	\$794,000	2,720	10	1987	4	13,152	Y	N	4439 173RD AVE SE
001	780545	0430	08/09	\$672,500	\$644,000	2,750	10	1984	3	10,729	Y	N	4614 176TH AVE SE

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	413943	0010	01/08	\$872,000	\$693,000	2,770	10	1995	3	16,133	Y	N	16592 SE 58TH PL
001	413940	0550	06/09	\$670,000	\$625,000	2,780	10	1991	3	9,342	N	N	17105 SE 47TH CT
001	413944	0160	11/08	\$790,000	\$692,000	2,790	10	1993	3	10,008	N	N	16844 SE 56TH PL
001	896540	0170	11/09	\$630,000	\$619,000	2,820	10	1990	4	11,090	N	N	16553 SE 50TH PL
001	413940	0400	11/09	\$635,000	\$625,000	2,830	10	1992	3	7,193	N	N	4750 172ND CT SE
001	413940	0800	04/08	\$840,000	\$687,000	2,900	10	1992	4	7,861	N	N	4783 171ST AVE SE
001	780545	0380	06/09	\$875,000	\$821,000	2,900	10	1984	4	13,752	Y	N	17615 SE 46TH PL
001	780545	0020	06/09	\$650,000	\$607,000	2,920	10	1983	3	10,366	N	N	4700 173RD AVE SE
001	413945	0060	06/09	\$691,545	\$651,000	2,930	10	1995	3	7,690	N	N	17571 SE 56TH ST
001	413940	0740	12/09	\$717,000	\$715,000	3,010	10	1991	4	11,015	N	N	16893 SE 47TH WAY
001	413945	0090	10/09	\$675,000	\$655,000	3,040	10	1995	3	6,698	N	N	5570 176TH PL SE
001	896551	0100	06/09	\$795,000	\$743,000	3,060	10	1985	3	11,434	Y	N	4512 174TH AVE SE
001	413944	0050	12/09	\$665,000	\$665,000	3,070	10	1994	3	8,998	N	N	16813 SE 56TH PL
001	413945	0320	08/09	\$755,000	\$723,000	3,090	10	1995	4	13,247	N	N	5388 175TH PL SE
001	242405	9168	04/09	\$903,000	\$828,000	3,120	10	2006	3	10,316	Y	N	6185 168TH PL SE
001	413940	0450	01/08	\$823,015	\$656,000	3,160	10	1992	4	8,149	N	N	4751 172ND CT SE
001	413946	0310	07/08	\$945,000	\$797,000	3,220	10	1997	4	10,277	N	N	5547 178TH AVE SE
001	730800	0100	08/09	\$655,000	\$627,000	3,240	10	1999	3	13,463	N	N	6351 167TH AVE SE
001	896540	0370	10/09	\$675,000	\$659,000	3,300	10	1990	4	10,000	N	N	16792 SE 49TH ST
001	177835	0210	08/09	\$730,000	\$696,000	3,320	10	1996	3	14,911	N	N	5695 193RD PL SE
001	560801	0810	07/08	\$910,000	\$766,000	3,330	10	1995	3	11,612	N	N	5711 MATTERHORN PL NW
001	413943	0390	07/08	\$900,000	\$757,000	3,400	10	1995	3	12,157	Y	N	5998 166TH AVE SE
001	896550	0570	11/09	\$735,000	\$721,000	3,410	10	1985	4	11,935	N	N	17303 SE 45TH ST
001	730800	0120	07/09	\$780,000	\$740,000	3,480	10	1999	3	10,801	N	N	16699 SE 63RD PL
001	413946	0290	07/09	\$750,000	\$713,000	3,530	10	1997	3	9,753	N	N	5523 178TH AVE SE
001	413946	0010	06/09	\$850,000	\$801,000	3,560	10	1995	4	14,102	N	N	5692 179TH AVE SE
001	177836	0190	06/08	\$1,270,000	\$1,061,000	3,870	10	2006	3	8,127	N	N	16731 SE 69TH WAY
001	723750	0090	06/08	\$1,500,000	\$1,246,000	4,131	10	2008	3	12,005	N	N	8027 149TH PL SE
001	723750	1440	03/09	\$1,225,000	\$1,111,000	4,220	10	2008	3	11,695	Y	N	15206 SE 80TH ST
001	723750	0120	04/08	\$1,222,500	\$994,000	4,550	10	2004	3	10,901	N	N	8109 150TH PL SE
001	723750	1400	01/08	\$1,699,990	\$1,355,000	4,750	10	2007	3	14,099	Y	N	15304 SE 80TH ST
001	723750	1430	09/09	\$1,100,000	\$1,063,000	4,750	10	2008	3	12,599	Y	N	15212 SE 80TH ST
001	560801	1100	12/09	\$825,000	\$821,000	5,240	10	2000	3	14,756	Y	N	18465 NW VILLAGE PARK DR

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	413943	0810	10/09	\$780,000	\$761,000	2,979	11	1993	3	17,313	Y	N	5898 166TH AVE SE
001	413945	0740	09/09	\$779,000	\$754,000	3,250	11	1995	4	11,288	N	N	5481 174TH PL SE
001	560801	0840	08/09	\$890,000	\$854,000	3,660	11	1995	3	9,642	N	N	5795 MATTERHORN PL NW
001	560800	0410	03/08	\$1,088,888	\$885,000	3,680	11	1998	3	19,560	Y	N	5200 JUNG FRAU PL NW
001	413942	0570	08/08	\$1,040,000	\$887,000	3,870	11	1994	3	15,751	Y	N	16868 SE 57TH PL
001	252405	9021	03/09	\$1,100,000	\$1,000,000	3,910	11	2006	3	20,655	N	N	16601 SE COUGAR MOUNTAIN WAY
001	413943	0250	10/09	\$1,120,000	\$1,097,000	3,930	11	1992	4	16,582	Y	N	16492 SE 59TH ST
001	413945	0790	12/08	\$810,000	\$716,000	4,023	11	1996	3	10,145	N	N	5595 174TH PL SE
001	723750	0730	02/08	\$1,380,000	\$1,110,000	4,030	11	2006	3	8,759	N	N	15407 SE 83RD LN
001	132405	9091	05/09	\$1,300,000	\$1,211,000	4,120	11	2008	3	21,780	Y	N	4336 167TH AVE SE
001	413991	0030	07/09	\$1,000,000	\$947,000	4,170	11	1991	3	33,310	N	N	6343 163RD PL SE
001	413942	0440	03/09	\$1,082,750	\$988,000	4,180	11	1995	3	17,774	Y	N	5550 169TH PL SE
001	723750	1070	04/08	\$1,190,000	\$973,000	4,280	11	2005	3	9,680	Y	N	8254 154TH AVE SE
001	723750	1060	04/09	\$1,067,500	\$985,000	4,300	11	2004	3	9,417	Y	N	8260 154TH AVE SE
001	413948	0370	05/08	\$1,610,000	\$1,322,000	4,310	11	1997	3	12,655	Y	N	17863 SE 58TH PL
001	723750	1530	04/08	\$1,380,000	\$1,127,000	4,310	11	2006	3	12,528	N	N	7912 149TH PL SE
001	252405	9258	09/08	\$1,318,000	\$1,132,000	4,390	11	2007	3	23,494	N	N	16607 SE COUGAR MOUNTAIN WAY
001	723750	0490	02/09	\$1,175,000	\$1,056,000	4,390	11	2004	3	12,429	Y	N	15222 SE 82ND CT
001	723750	0780	03/09	\$1,705,000	\$1,552,000	4,430	11	2009	3	14,970	Y	N	15617 SE 83RD CT
001	723750	1080	11/09	\$1,075,000	\$1,060,000	4,440	11	2005	3	11,972	Y	N	8248 154TH AVE SE
001	723750	1050	07/08	\$1,210,000	\$1,016,000	4,450	11	2005	3	9,582	Y	N	8264 154TH AVE SE
001	723750	0510	07/09	\$1,200,000	\$1,140,000	4,630	11	2007	3	9,867	N	N	15210 SE 82ND CT
001	330385	0300	01/09	\$1,000,000	\$897,000	4,670	11	2002	3	37,265	N	N	17095 SE 65TH PL
001	723750	1470	11/08	\$1,430,000	\$1,248,000	4,920	11	2007	3	15,785	N	N	15018 SE 80TH ST
001	723750	0330	05/09	\$1,650,000	\$1,536,000	5,220	11	2007	3	12,949	Y	N	15203 SE 80TH ST
001	723750	1000	04/08	\$1,700,000	\$1,391,000	5,310	11	2008	3	11,324	Y	N	8237 155TH AVE SE
001	723750	0990	03/08	\$1,600,000	\$1,293,000	5,390	11	2008	3	11,141	Y	N	8233 155TH AVE SE
001	723750	0290	12/09	\$1,371,000	\$1,363,000	5,530	11	2007	3	10,285	Y	N	15125 SE 80TH ST
001	723750	1160	12/09	\$1,160,000	\$1,159,000	5,831	11	2006	3	13,326	Y	N	15507 SE 79TH PL
001	723750	0390	06/09	\$1,280,000	\$1,201,000	6,070	11	2004	3	14,731	Y	N	15321 SE 80TH ST
001	723750	0270	06/09	\$1,300,000	\$1,216,000	7,040	11	2006	3	11,963	Y	N	15107 SE 80TH ST
001	560800	0200	11/09	\$1,240,000	\$1,222,000	2,200	12	1995	3	15,858	Y	N	18210 NW MONTREUX DR
001	413950	0270	06/08	\$1,450,000	\$1,203,000	2,730	12	1996	3	11,366	Y	N	17288 SE 57TH PL



Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	132405	9152	11/09	\$1,350,000	\$1,331,000	2,870	12	1997	3	16,484	Y	N	4409 164TH LN SE
001	413950	0220	12/09	\$1,375,000	\$1,371,000	2,950	12	2004	3	19,921	Y	N	5501 173RD AVE SE
001	560800	0170	06/09	\$1,470,000	\$1,378,000	3,660	12	1996	3	22,434	Y	N	18304 NW MONTREUX DR
001	413950	0300	01/08	\$1,915,000	\$1,525,000	4,030	12	2000	3	17,775	Y	N	17210 SE 57TH PL
001	413949	0100	10/09	\$1,350,000	\$1,315,000	4,080	12	1998	3	13,959	Y	N	5793 176TH PL SE
001	560800	0690	10/08	\$985,000	\$853,000	4,290	12	1991	3	11,576	N	N	5314 GRAN PARADISO PL NW
001	413990	0250	05/08	\$1,425,000	\$1,178,000	4,370	12	1989	4	31,620	N	N	6146 159TH PL SE
001	413942	0400	07/08	\$1,587,500	\$1,339,000	4,440	12	1994	3	15,387	Y	N	16952 SE 57TH ST
001	413942	0320	02/08	\$1,449,000	\$1,159,000	4,700	12	1992	3	20,373	Y	N	5561 171ST AVE SE
001	723750	0870	04/08	\$2,340,000	\$1,910,000	5,087	12	2007	3	11,274	Y	N	8230 155TH AVE SE
001	723750	0340	09/09	\$1,599,000	\$1,538,000	6,060	12	2006	3	12,790	Y	N	15209 SE 80TH ST
001	330385	0370	05/09	\$1,750,000	\$1,627,000	4,990	13	2002	3	17,421	Y	N	17035 SE 65TH PL
001	723750	1280	06/08	\$3,500,000	\$2,924,000	5,890	13	2007	3	13,770	Y	N	15508 SE 79TH PL
001	723750	1290	05/08	\$2,960,000	\$2,439,000	6,250	13	2006	3	15,324	Y	N	15504 SE 79TH PL
011	332406	9134	08/08	\$436,000	\$372,000	880	5	2000	3	20,037	N	N	420 MINE HILL RD SW
011	332406	9036	08/08	\$390,000	\$332,000	970	5	1910	4	84,506	N	N	375 MINE HILL RD SW
011	292406	9049	07/09	\$425,000	\$404,000	1,180	5	1920	3	356,048	N	N	21003 SE 75TH ST
011	527910	0310	12/09	\$325,000	\$323,000	960	6	1997	3	9,854	N	N	295 NE ALDER ST
011	235430	0950	04/08	\$380,000	\$310,000	1,060	6	1983	4	7,250	N	N	260 SE DONNELLY LN
011	282406	9203	03/08	\$390,000	\$315,000	1,260	6	1948	5	6,497	N	N	385 NW DOGWOOD ST
011	527910	1140	07/09	\$355,000	\$335,000	1,300	6	1948	4	5,362	N	N	550 NE ALDER ST
011	272406	9045	06/09	\$330,000	\$310,000	1,390	6	1959	3	8,568	N	N	30 NE DOGWOOD ST
011	342406	9204	10/08	\$400,000	\$346,000	1,540	6	1976	3	54,885	N	N	900 2ND AVE SE
011	342406	9073	08/09	\$369,000	\$352,000	1,630	6	1918	5	7,450	N	N	620 SE ANDREWS ST
011	235430	0815	12/09	\$411,200	\$407,000	1,820	6	1984	4	6,000	N	N	255 SE CROSTON LN
011	235430	0730	06/08	\$430,000	\$359,000	2,010	6	1912	5	6,000	N	N	230 SE BUSH ST
011	570600	0110	02/08	\$449,950	\$360,000	2,210	6	1959	4	8,700	N	N	519 SE EVANS LN
011	941450	0330	12/08	\$368,000	\$325,000	1,020	7	1981	3	9,853	N	N	510 SW ELLERWOOD ST
011	146060	0040	05/08	\$430,000	\$355,000	1,080	7	1980	4	16,000	N	N	570 SW MOUNT CEDAR DR
011	029130	0380	04/08	\$365,000	\$297,000	1,090	7	2004	3	1,037	N	N	428 SHANGRI-LA WAY NW
011	029131	0450	10/08	\$329,000	\$286,000	1,090	7	2005	3	865	N	N	2047 NW BOULDER WAY DR
011	342406	9129	02/08	\$340,000	\$272,000	1,100	7	1958	4	6,534	N	N	555 SE BUSH ST
011	856278	0100	11/09	\$299,990	\$296,000	1,110	7	2008	3	750	N	N	204 SHANGRI-LA WAY NW

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	856278	0130	05/09	\$299,990	\$278,000	1,150	7	2008	3	750	N	N	2243 NW MORAIN PL
011	856278	0140	04/09	\$295,000	\$270,000	1,150	7	2008	3	750	N	N	2237 NW MORAIN PL
011	856278	0150	07/09	\$295,000	\$281,000	1,150	7	2008	3	750	N	N	2231 NW MORAIN PL
011	856278	0160	05/09	\$304,990	\$284,000	1,150	7	2008	3	750	N	N	2225 NW MORAIN PL
011	856278	0200	06/09	\$324,891	\$305,000	1,150	7	2009	3	705	N	N	2269 NW HIDDEN LN
011	856278	0210	10/09	\$334,990	\$325,000	1,150	7	2009	3	705	N	N	2263 NW HIDDEN LN
011	856278	0220	09/09	\$339,990	\$327,000	1,150	7	2009	3	705	N	N	2257 NW HIDDEN LN
011	856278	0230	06/09	\$329,990	\$309,000	1,150	7	2009	3	705	N	N	2251 NW HIDDEN LN
011	856278	0260	06/09	\$310,000	\$291,000	1,150	7	2008	3	720	N	N	2239 NW HIDDEN LN
011	856278	0270	05/09	\$329,990	\$307,000	1,150	7	2008	3	720	N	N	2233 NW HIDDEN LN
011	856278	0280	12/09	\$289,990	\$287,000	1,150	7	2008	3	720	N	N	2227 NW HIDDEN LN
011	856278	0090	09/09	\$339,990	\$328,000	1,160	7	2008	3	1,058	N	N	206 SHANGRI-LA WAY NW
011	856278	0110	04/09	\$312,000	\$287,000	1,160	7	2008	3	1,078	N	N	202 SHANGRI-LA WAY NW
011	856278	0120	05/09	\$305,000	\$282,000	1,170	7	2008	3	1,092	N	N	2247 NW MORAIN PL
011	856278	0170	04/09	\$304,900	\$279,000	1,170	7	2007	3	1,075	N	N	2217 NW MORAIN PL
011	856278	0180	09/09	\$344,990	\$333,000	1,170	7	2009	3	1,011	N	N	2277 NW HIDDEN LN
011	856278	0240	06/09	\$349,990	\$327,000	1,170	7	2009	3	999	N	N	2249 NW HIDDEN LN
011	856278	0290	09/09	\$335,000	\$322,000	1,170	7	2008	3	1,032	N	N	2219 NW HIDDEN LN
011	570620	1090	11/08	\$450,000	\$394,000	1,190	7	1961	3	10,968	N	N	430 MOUNT JUPITER DR SW
011	007510	0045	10/08	\$370,000	\$321,000	1,210	7	1950	4	6,930	N	N	195 NE CRESCENT DR
011	272406	9135	09/08	\$425,000	\$365,000	1,220	7	1964	3	7,405	N	N	320 1ST AVE NE
011	941450	0430	03/09	\$410,000	\$374,000	1,250	7	1969	5	11,286	N	N	1500 WILDWOOD BLVD SW
011	332406	9523	10/09	\$360,000	\$353,000	1,280	7	1959	3	7,840	N	N	470 MINE HILL RD SW
011	029131	0120	04/08	\$389,950	\$319,000	1,290	7	2004	3	1,332	N	N	2122 NW BOULDER WAY DR
011	029131	0290	08/08	\$387,000	\$328,000	1,290	7	2005	3	1,336	Y	N	2018 NW BOULDER WAY DR
011	527910	0485	12/09	\$375,000	\$375,000	1,290	7	1992	3	6,688	N	N	345 NE BIRCH ST
011	029131	0660	08/08	\$390,000	\$331,000	1,300	7	2004	3	1,295	N	N	2165 NW BOULDER WAY DR
011	342406	9291	05/08	\$351,000	\$289,000	1,300	7	2000	3	11,508	Y	N	1101 LEWIS LN SE
011	570620	1340	09/09	\$325,000	\$314,000	1,300	7	1966	3	12,480	N	N	520 MOUNT LOGAN DR SW
011	941220	0090	01/08	\$421,000	\$335,000	1,330	7	1965	4	10,440	N	N	745 MOUNTAIN VIEW PL SW
011	941450	0580	03/09	\$450,000	\$411,000	1,390	7	1968	5	9,782	N	N	970 GREENWOOD BLVD SW
011	941450	0540	08/08	\$475,000	\$403,000	1,400	7	1968	4	9,598	N	N	890 GREENWOOD BLVD SW
011	570620	1980	08/09	\$311,000	\$297,000	1,420	7	1962	4	13,832	N	N	490 MOUNT KENYA DR SW

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	941450	0040	08/08	\$525,000	\$447,000	1,460	7	1968	4	13,258	N	N	621 SW FERNWOOD ST
011	807860	0370	07/08	\$489,743	\$411,000	1,490	7	1987	4	7,151	N	N	1160 OAKHILL PL NW
011	807860	0390	11/09	\$429,950	\$424,000	1,490	7	1987	3	6,070	N	N	1145 OAKHILL PL NW
011	856278	0020	07/09	\$339,990	\$323,000	1,500	7	2008	3	815	N	N	2213 NW TALUS DR
011	856278	0030	05/09	\$339,990	\$315,000	1,500	7	2008	3	809	N	N	2215 NW TALUS DR
011	856278	0060	09/09	\$357,990	\$346,000	1,500	7	2008	3	830	N	N	2229 NW TALUS DR
011	856278	0070	07/09	\$332,300	\$316,000	1,500	7	2008	3	850	N	N	2235 NW TALUS DR
011	235430	0491	06/08	\$495,000	\$412,000	1,520	7	2001	3	6,536	N	N	155 SE ANDREWS ST
011	856278	0040	06/09	\$339,990	\$319,000	1,520	7	2008	3	810	N	N	2221 NW TALUS DR
011	856278	0050	06/09	\$359,990	\$336,000	1,520	7	2008	3	817	N	N	2223 NW TALUS DR
011	342406	9050	06/09	\$375,000	\$350,000	1,530	7	2008	3	11,180	N	N	580 6TH AVE SE
011	282406	9269	02/09	\$500,000	\$452,000	1,610	7	1962	3	16,988	N	N	430 NEWPORT WAY NW
011	282406	9268	06/08	\$450,000	\$375,000	1,630	7	2010	3	13,323	N	N	460 NEWPORT WAY NW
011	509740	0026	02/08	\$525,000	\$422,000	1,630	7	1952	5	13,275	Y	N	255 NW CHERRY PL
011	570620	1710	03/09	\$355,000	\$324,000	1,640	7	1965	3	12,938	N	N	505 MOUNT OLYMPUS DR SW
011	527910	0541	05/09	\$373,000	\$347,000	1,650	7	1977	3	6,219	N	N	155 5TH AVE NE
011	570600	0150	07/08	\$450,000	\$379,000	1,670	7	1959	4	9,280	N	N	435 SE EVANS LN
011	570620	1190	08/09	\$350,000	\$336,000	1,680	7	1962	4	14,251	N	N	505 MOUNT JUPITER DR SW
011	570620	0760	09/09	\$400,000	\$386,000	1,700	7	1959	4	20,545	N	N	575 MOUNTAIN PARK BLVD SW
011	941220	0925	06/09	\$400,000	\$374,000	1,830	7	1999	3	9,603	N	N	894 SW CEDARGLADE
011	570620	1470	02/08	\$412,000	\$329,000	1,960	7	1961	4	12,350	N	N	925 MOUNTAIN PARK BLVD SW
011	282406	9286	12/09	\$389,000	\$385,000	2,050	7	1998	3	3,807	N	N	170 A NW DOGWOOD ST
011	570620	1620	08/08	\$440,000	\$373,000	2,080	7	1962	3	14,484	N	N	345 MOUNT OLYMPUS DR SW
011	272406	9169	09/08	\$442,500	\$382,000	2,180	7	1968	4	12,196	N	N	215 NE DOGWOOD ST
011	856278	0010	09/09	\$419,990	\$405,000	2,200	7	2008	3	1,387	N	N	2211 NW TALUS DR
011	856278	0080	08/09	\$430,000	\$413,000	2,200	7	2008	3	1,506	N	N	2241 NW TALUS DR
011	570620	0620	05/08	\$435,000	\$358,000	2,230	7	1957	4	22,475	N	N	530 MOUNTAIN PARK BLVD SW
011	571060	0510	02/08	\$460,000	\$369,000	1,180	8	1976	3	11,000	N	N	70 BIG BEAR PL NW
011	571060	0110	02/08	\$538,000	\$432,000	1,260	8	1968	3	13,950	N	N	75 AIRES PL NW
011	571060	0640	06/08	\$465,000	\$386,000	1,300	8	1976	3	12,635	N	N	805 W SUNSET WAY
011	342406	9257	04/09	\$412,000	\$381,000	1,320	8	1959	4	212,572	N	N	9506 240TH AVE SE
011	332406	9483	06/09	\$395,000	\$369,000	1,370	8	1968	4	9,583	N	N	9 MOUNT PILCHUCK AVE NW
011	571061	0150	06/09	\$432,500	\$407,000	1,370	8	1974	4	10,080	N	N	310 DORADO DR NW

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	570620	2310	08/08	\$437,000	\$371,000	1,380	8	1980	4	11,700	N	N	145 MOUNT PILCHUCK AVE SW
011	954524	0140	06/08	\$510,000	\$424,000	1,410	8	1986	3	9,613	N	N	420 INDIGO PL NW
011	571061	0510	10/09	\$417,850	\$408,000	1,430	8	1973	3	11,726	N	N	230 CAPELLA DR NW
011	571050	0040	11/09	\$462,500	\$454,000	1,450	8	1968	4	9,570	N	N	71 MOUNT PILCHUCK AVE NW
011	571061	0760	02/08	\$535,000	\$429,000	1,480	8	1974	5	9,900	N	N	160 MOUNT SI PL NW
011	865000	0060	02/09	\$450,000	\$406,000	1,550	8	1976	4	10,165	N	N	995 IDYLWOOD DR SW
011	954520	0360	07/08	\$467,000	\$395,000	1,560	8	1980	4	7,490	N	N	1090 NW GLENWOOD CT
011	029130	0100	02/08	\$412,000	\$329,000	1,600	8	2003	3	2,167	N	N	2211 NW BOULDER WAY DR
011	029131	0330	06/09	\$453,750	\$424,000	1,650	8	2005	3	2,378	Y	N	340 NW BOULDER PL
011	856277	0070	01/09	\$528,000	\$473,000	1,650	8	2005	3	3,615	Y	N	522 LINGERING PINE DR NW
011	856277	0130	01/09	\$490,000	\$436,000	1,650	8	2006	3	3,290	Y	N	558 LINGERING PINE DR NW
011	928610	0330	09/08	\$435,000	\$373,000	1,670	8	2000	3	3,719	N	N	11 SUNSET CT NW
011	856277	0020	12/08	\$470,000	\$416,000	1,710	8	2005	3	2,590	Y	N	484 LINGERING PINE DR NW
011	856277	0020	08/08	\$550,000	\$467,000	1,710	8	2005	3	2,590	Y	N	484 LINGERING PINE DR NW
011	856277	0340	06/08	\$525,000	\$439,000	1,710	8	2005	3	3,433	Y	N	562 ALPINE RIDGE PL NW
011	856277	0630	10/09	\$425,000	\$416,000	1,710	8	2006	3	2,405	Y	N	584 MOUNTAIN VIEW LN NW
011	571060	0600	08/08	\$444,000	\$377,000	1,720	8	1973	3	12,100	N	N	835 W SUNSET WAY
011	928610	0280	01/08	\$435,000	\$344,000	1,720	8	2001	3	2,610	N	N	43 SUNSET CT NW
011	029130	0230	12/09	\$386,000	\$382,000	1,730	8	2003	3	3,229	N	N	402 NW PEBBLE LN
011	941461	0360	09/08	\$546,000	\$469,000	1,810	8	1974	5	9,600	N	N	790 HIGHWOOD DR SW
011	954522	0150	01/09	\$517,000	\$463,000	1,830	8	1987	4	9,626	N	N	685 JASMINE PL NW
011	865000	0260	11/08	\$537,000	\$472,000	1,850	8	1974	4	52,870	N	N	850 IDYLWOOD DR SW
011	954524	0040	05/08	\$550,000	\$452,000	1,860	8	1985	3	9,603	N	N	485 INDIGO PL NW
011	856277	0500	12/08	\$545,000	\$480,000	1,880	8	2005	3	2,836	N	N	493 LINGERING PINE DR NW
011	865000	0160	11/09	\$518,500	\$510,000	1,880	8	1976	5	13,344	N	N	815 IDYLWOOD DR SW
011	856277	0400	09/09	\$435,000	\$420,000	1,960	8	2006	3	2,470	N	N	556 MOUNTAIN VIEW LN NW
011	856277	0470	08/09	\$450,000	\$431,000	1,960	8	2005	3	2,867	N	N	523 LINGERING PINE DR NW
011	856277	0490	06/09	\$465,000	\$437,000	1,960	8	2005	3	2,867	N	N	501 LINGERING PINE DR NW
011	856277	0510	05/08	\$570,000	\$471,000	1,960	8	2005	3	2,794	N	N	481 LINGERING PINE DR NW
011	954524	0010	09/08	\$524,500	\$452,000	1,960	8	1985	3	9,622	N	N	545 INDIGO PL NW
011	816330	0280	05/09	\$510,000	\$475,000	1,990	8	1967	3	15,832	N	N	1544 HILLSIDE DR SE
011	954521	0010	08/09	\$525,000	\$500,000	2,020	8	1983	3	9,602	N	N	545 JASMINE PL NW
011	259765	0240	02/09	\$489,000	\$439,000	2,030	8	1984	3	16,200	N	N	3235 SIERRA CT SW

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	570620	0180	09/09	\$442,500	\$427,000	2,040	8	1987	4	15,367	N	N	455 SW MOUNT BAKER DR
011	856275	0310	03/08	\$570,000	\$462,000	2,080	8	2003	3	3,980	N	N	2180 NW COYOTE CREEK LN
011	954521	0130	01/08	\$565,000	\$449,000	2,200	8	1988	3	10,617	N	N	380 JASMINE PL NW
011	954523	0180	06/09	\$534,000	\$500,000	2,240	8	1987	4	10,327	N	N	995 NW INNESWOOD DR
011	954522	0080	02/08	\$586,000	\$471,000	2,280	8	1986	3	9,603	N	N	670 JASMINE PL NW
011	816330	0460	04/09	\$557,160	\$513,000	2,310	8	2004	3	14,290	Y	N	1515 HILLSIDE DR SE
011	856275	0270	12/08	\$510,000	\$449,000	2,320	8	2003	3	4,000	N	N	2155 NW COYOTE CREEK LN
011	856275	0820	03/08	\$625,000	\$506,000	2,340	8	2005	3	6,515	N	N	940 BIG TREE DR NW
011	342406	9367	07/09	\$639,000	\$608,000	2,430	8	2008	3	4,733	N	N	350 SE BUSH ST
011	282406	9382	02/08	\$555,000	\$447,000	2,460	8	2007	3	4,125	N	N	381 NW DOGWOOD ST
011	282406	9384	02/08	\$560,000	\$449,000	2,460	8	2007	3	4,125	N	N	369 NW DOGWOOD ST
011	570620	1150	09/09	\$480,000	\$464,000	2,510	8	2009	3	15,711	N	N	385 MOUNT JUPITER DR SW
011	856275	0530	02/09	\$495,000	\$448,000	2,520	8	2004	3	3,980	N	N	2146 NW SPRING FORK LN
011	865000	0170	12/08	\$445,000	\$393,000	2,560	8	1978	4	18,636	N	N	795 IDYLWOOD DR SW
011	282406	9383	01/09	\$500,000	\$447,000	2,750	8	2007	3	4,125	N	N	375 NW DOGWOOD ST
011	282406	9385	12/08	\$499,500	\$442,000	2,750	8	2007	3	4,125	N	N	373 NW DOGWOOD ST
011	856275	0430	09/08	\$545,000	\$470,000	2,800	8	2003	3	3,980	N	N	2163 NW SPRING FORK LN
011	856275	0630	06/09	\$515,000	\$482,000	2,800	8	2004	3	3,980	N	N	2149 NW FAR COUNTRY LN
011	856275	0450	01/08	\$615,000	\$486,000	2,990	8	2003	3	3,980	N	N	2183 NW SPRING FORK LN
011	856275	0710	06/08	\$630,000	\$523,000	2,990	8	2004	3	4,000	N	N	2202 NW FAR COUNTRY LN
011	954525	0040	07/09	\$635,000	\$602,000	1,700	9	1993	4	12,463	N	N	700 NW DATEWOOD DR
011	332406	9561	07/09	\$694,000	\$656,000	1,830	9	1996	3	54,014	N	N	10 MOUNT QUAY DR NW
011	292406	9072	06/09	\$404,500	\$379,000	2,030	9	2007	3	5,339	N	N	1804 JAMES BUSH RD
011	865000	0250	09/09	\$575,000	\$556,000	2,040	9	1974	4	53,173	N	N	820 IDYLWOOD DR SW
011	778700	0090	05/08	\$590,000	\$489,000	2,100	9	2006	3	2,017	N	N	121 SHY BEAR WAY
011	856275	0200	02/08	\$625,000	\$502,000	2,130	9	2004	3	4,500	N	N	878 BIG TREE DR NW
011	856274	0440	04/08	\$807,500	\$658,000	2,210	9	2003	3	5,280	Y	N	454 WILDERNESS PEAK DR NW
011	858201	0160	04/08	\$650,000	\$529,000	2,380	9	1989	3	11,194	N	N	2820 NW PINECONE DR
011	332406	9541	05/09	\$675,000	\$629,000	2,400	9	1992	5	21,050	N	N	260 SW EDGEWOOD CT
011	856274	0590	06/09	\$640,000	\$601,000	2,440	9	2003	3	5,906	Y	N	628 WILDERNESS PEAK DR NW
011	342406	9042	04/09	\$685,000	\$630,000	2,570	9	2008	3	9,619	N	N	413 SE CLARK ST
011	856275	1050	07/08	\$625,000	\$525,000	2,570	9	2004	3	5,173	N	N	801 BEAR RIDGE DR NW
011	342406	9361	04/09	\$725,239	\$665,000	2,590	9	2008	3	17,160	N	N	480 SE DARST ST

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	342406	9364	06/09	\$599,950	\$565,000	2,630	9	2008	3	8,356	N	N	453 SE CLARK ST
011	856274	0580	02/09	\$740,000	\$668,000	2,710	9	2003	3	7,136	Y	N	618 WILDERNESS PEAK DR NW
011	954526	0050	07/09	\$650,000	\$616,000	2,710	9	1994	3	8,399	N	N	890 CYPRUS CT NW
011	258960	0080	04/08	\$698,000	\$569,000	2,720	9	2000	3	13,091	N	N	1020 1ST PL SE
011	865000	0240	01/08	\$580,000	\$462,000	2,740	9	1974	4	42,897	N	N	790 IDYLWOOD DR SW
011	865000	0300	07/08	\$585,000	\$492,000	2,740	9	1975	4	69,233	N	N	960 IDYLWOOD DR SW
011	856275	0700	11/09	\$563,000	\$554,000	2,790	9	2004	3	5,547	N	N	2214 NW FAR COUNTRY LN
011	856275	0120	01/08	\$750,000	\$596,000	2,850	9	2003	3	4,583	N	N	788 BIG TREE DR NW
011	856275	0900	12/09	\$570,000	\$566,000	2,850	9	2005	3	5,907	N	N	1020 BIG TREE DR NW
011	856275	0850	12/08	\$650,000	\$572,000	2,870	9	2004	3	5,850	N	N	970 BIG TREE DR NW
011	856274	0200	07/09	\$640,000	\$607,000	2,910	9	2004	3	7,924	Y	N	502 SKY COUNTRY WAY NW
011	856275	1190	08/08	\$672,500	\$569,000	2,910	9	2004	3	5,401	N	N	687 BEAR RIDGE DR NW
011	258960	0280	11/09	\$630,000	\$620,000	2,950	9	1999	3	6,555	N	N	1247 SUNRISE PL SE
011	856274	0260	07/09	\$685,000	\$649,000	3,000	9	2004	3	6,198	Y	N	583 WILDERNESS PEAK DR NW
011	342406	9359	04/08	\$685,000	\$562,000	3,010	9	2007	3	16,902	N	N	400 SE DARST ST
011	258960	0290	09/08	\$695,000	\$598,000	3,030	9	1999	3	6,737	N	N	1245 SUNRISE PL SE
011	954525	0210	12/08	\$660,000	\$586,000	3,100	9	1993	3	7,668	N	N	620 EVERWOOD DR NW
011	564150	0010	12/08	\$699,950	\$617,000	3,110	9	1998	3	12,335	N	N	785 EVERWOOD DR NW
011	856275	0240	03/08	\$845,000	\$681,000	3,110	9	2003	3	6,182	N	N	906 BIG TREE DR NW
011	856275	1000	06/08	\$740,000	\$618,000	3,140	9	2004	3	4,500	N	N	851 BEAR RIDGE DR NW
011	954526	0060	02/09	\$660,000	\$594,000	3,190	9	1994	3	10,543	N	N	880 CYPRUS CT NW
011	856275	1200	10/08	\$714,000	\$621,000	3,200	9	2004	3	4,500	N	N	677 BEAR RIDGE DR NW
011	856275	0100	04/09	\$600,000	\$553,000	3,220	9	2003	3	5,611	N	N	778 BIG TREE DR NW
011	954525	0130	01/08	\$835,000	\$665,000	3,220	9	1993	3	11,245	N	N	655 NW DATEWOOD DR
011	856274	0270	10/08	\$690,000	\$595,000	3,670	9	2004	3	5,756	N	N	569 WILDERNESS PEAK DR NW
011	856279	0820	10/09	\$559,900	\$546,000	1,920	10	2009	3	2,261	N	N	2568 NW ALPINE CREST WAY
011	856279	0750	06/09	\$690,000	\$649,000	2,000	10	2009	3	2,664	Y	N	2537 NW STONEY CREEK DR
011	856279	0710	03/09	\$679,900	\$619,000	2,160	10	2008	3	2,552	N	N	2595 NW ALPINE CREST WAY
011	856279	0010	09/09	\$759,900	\$736,000	2,190	10	2009	3	7,317	Y	N	2570 NW STONEY CREEK DR
011	856279	0720	09/09	\$640,500	\$622,000	2,200	10	2008	3	3,757	Y	N	2061 NW ALPINE CREST WAY
011	816330	0480	06/08	\$850,000	\$706,000	2,250	10	2006	3	15,300	Y	N	1535 HILLSIDE DR SE
011	856271	0100	08/08	\$950,000	\$808,000	3,200	10	2007	3	5,605	Y	N	820 LINGERING PINE DR NW
011	856271	0430	02/08	\$989,000	\$795,000	3,210	10	2007	3	6,527	Y	N	704 SUMMERHILL RIDGE DR NW

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	856271	0040	10/08	\$820,000	\$712,000	3,220	10	2007	3	8,864	Y	N	705 NW LINGERING PINE CT
011	062986	0030	04/08	\$1,230,000	\$1,007,000	3,230	10	2007	3	10,768	Y	N	1675 PINE VIEW DR NW
011	856271	0630	06/08	\$899,999	\$747,000	3,400	10	2006	3	5,797	N	N	821 LINGERING PINE DR NW
011	856271	0500	12/09	\$700,000	\$698,000	3,540	10	2007	3	6,000	Y	N	772 SUMMERHILL RIDGE DR NW
011	259765	0530	09/08	\$870,000	\$746,000	3,560	10	1998	3	17,461	Y	N	2445 SQUAK MOUNTAIN LOOP SW
011	856272	0280	04/08	\$1,270,000	\$1,033,000	3,180	11	2007	3	6,901	Y	N	440 TIMBER CREEK DR NW
011	856272	0340	06/08	\$1,245,000	\$1,040,000	3,180	11	2007	3	8,685	Y	N	544 TIMBER CREEK DR NW
011	856272	0050	03/08	\$875,000	\$707,000	3,330	11	2005	3	6,840	N	N	585 SADDLEBACK LOOP WAY NW
011	856272	0270	12/09	\$990,000	\$985,000	3,520	11	2008	3	8,064	Y	N	422 TIMBER CREEK DR NW
011	856272	0380	06/09	\$985,000	\$928,000	3,520	11	2007	3	9,145	Y	N	590 TIMBER CREEK DR NW
011	856272	0250	11/09	\$918,000	\$909,000	3,610	11	2008	3	8,293	Y	N	390 TIMBER CREEK DR NW
011	856272	0250	02/08	\$1,189,950	\$956,000	3,610	11	2008	3	8,293	Y	N	390 TIMBER CREEK DR NW
011	856272	0230	03/08	\$1,066,500	\$863,000	3,720	11	2007	3	7,150	Y	N	531 TIMBER CREEK DR NW
011	856272	0310	05/09	\$1,200,000	\$1,115,000	3,750	11	2008	3	8,262	Y	N	510 TIMBER CREEK DR NW
011	856272	0330	06/09	\$1,247,000	\$1,169,000	3,750	11	2008	3	7,404	Y	N	530 TIMBER CREEK DR NW
011	856272	0240	04/08	\$1,146,950	\$934,000	3,770	11	2007	3	9,266	Y	N	525 TIMBER CREEK DR NW
011	856272	0300	06/08	\$1,470,930	\$1,230,000	4,040	11	2008	3	8,261	Y	N	490 TIMBER CREEK DR NW
011	856272	0320	06/09	\$1,347,194	\$1,261,000	4,040	11	2008	3	8,000	Y	N	522 TIMBER CREEK DR NW
011	856272	0080	08/09	\$985,000	\$947,000	4,090	11	2006	3	8,541	N	N	577 SADDLEBACK LOOP WAY NW

**Improved Sales Removed From This Physical Inspection Analysis**  
**Area 65**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	132405	9148	06/08	680,000	NO MARKET EXPOSURE; RELATED PARTY
001	177835	0210	06/08	730,000	RELOCATION - SALE TO SERVICE
001	177838	0490	09/09	600,000	NO MARKET EXPOSURE
001	242405	9033	01/09	491,575	RELATED PARTY, FRIEND, OR NEIGHBOR
001	330385	0030	08/09	2,500	EASEMENT OR RIGHT-OF-WAY
001	330385	0300	01/09	1,507,500	RELOCATION - SALE TO SERVICE
001	413940	0740	12/09	717,000	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR
001	413942	0400	07/08	1,587,500	RELOCATION - SALE TO SERVICE
001	413942	0570	08/08	1,040,000	RELOCATION - SALE TO SERVICE
001	413943	0020	05/09	689,950	NO MARKET EXPOSURE
001	413943	0090	08/09	820,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
001	413943	0380	07/08	760,000	NON-REPRESENTATIVE SALE
001	413943	0380	06/08	760,000	RELOCATION - SALE TO SERVICE
001	413944	0690	08/09	640,000	NO MARKET EXPOSURE
001	413948	0380	06/08	1,305,000	NO MARKET EXPOSURE
001	413949	0100	10/09	1,350,000	RELOCATION - SALE TO SERVICE
001	413949	0120	07/09	132,374	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
001	413950	0260	05/09	1,240,000	NON-REPRESENTATIVE SALE
001	413950	0260	08/08	1,240,000	RELOCATION - SALE TO SERVICE
001	560801	0090	07/08	912,500	NO MARKET EXPOSURE
001	560801	0250	04/08	600,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	560801	0960	10/09	721,000	BANKRUPTCY; FINANCIAL INSTITUTION RESALE
001	560803	0060	02/08	688,000	NON-REPRESENTATIVE SALE
001	560804	0010	11/08	763,000	RELOCATION - SALE TO SERVICE
001	560804	0010	11/08	763,000	NON-REPRESENTATIVE SALE
001	723750	0240	11/09	1,499,950	NO MARKET EXPOSURE
001	723750	0440	09/09	1,300,000	SHORT SALE
001	723750	1580	11/09	765,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
001	752640	0050	11/08	695,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	780546	0690	03/08	984,000	NO MARKET EXPOSURE
001	947840	0140	07/09	645,000	RELOCATION - SALE TO SERVICE
011	007510	0055	05/08	440,000	GOVERNMENT AGENCY
011	029131	0040	07/08	138,998	RELATED PARTY, FRIEND, OR NEIGHBOR
011	272406	9054	07/08	720,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	272406	9100	11/08	370,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	272406	9118	06/08	575,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	272406	9147	05/08	33,361	RELATED PARTY, FRIEND, OR NEIGHBOR
011	292406	9161	08/09	561,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	292406	9162	10/09	505,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	322406	9022	05/08	2,000	EASEMENT OR RIGHT-OF-WAY
011	322406	9026	07/08	1,300	EASEMENT OR RIGHT-OF-WAY
011	322406	9087	03/08	1,483	EASEMENT OR RIGHT-OF-WAY
011	342406	9191	11/09	157,532	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	342406	9201	05/09	200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	342406	9360	04/08	730,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	527910	0245	05/08	700,000	MULTI-PARCEL SALE



**Improved Sales Removed From This Physical Inspection Analysis  
Area 65**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	527910	0246	05/08	700,000	MULTI-PARCEL SALE
011	527910	0300	10/09	232,859	CORPORATE AFFILIATES; FORCED SALE
011	570620	0470	07/09	2,600	EASEMENT OR RIGHT-OF-WAY
011	570620	1150	04/09	195,000	BANKRUPTCY; FINANCIAL INSTITUTION RESALE
011	570620	1320	09/09	50,000	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY
011	570620	2190	07/08	421,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	571050	0100	05/08	380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	571060	0110	02/08	538,000	RELOCATION - SALE TO SERVICE
011	571060	0600	08/08	444,000	RELOCATION - SALE TO SERVICE
011	571061	0330	05/09	415,000	BANKRUPTCY; FINANCIAL INSTITUTION RESALE
011	571061	0510	06/09	417,850	RELOCATION - SALE TO SERVICE
011	571062	0050	12/09	400,000	SHORT SALE
011	778700	0090	05/08	590,000	RELOCATION - SALE TO SERVICE
011	807860	0370	07/08	489,743	RELOCATION - SALE TO SERVICE
011	816300	0010	12/09	525,000	RELOCATION - SALE TO SERVICE
011	816300	0010	12/09	475,000	NO MARKET EXPOSURE
011	856271	0380	06/08	1,350,000	NO MARKET EXPOSURE
011	856271	0500	10/09	892,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
011	856272	0080	06/09	1,090,000	NO MARKET EXPOSURE
011	856275	0100	02/09	714,500	RELOCATION - SALE TO SERVICE
011	856275	0490	05/09	93,500	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
011	856275	0530	02/08	572,000	RELOCATION - SALE TO SERVICE
011	856275	0690	07/09	485,000	SHORT SALE
011	856275	1200	08/08	714,000	RELOCATION - SALE TO SERVICE
011	865000	0260	11/08	537,000	RELOCATION - SALE TO SERVICE
011	941450	0170	02/08	340,744	ESTATE ADMINISTRATOR; PARTIAL INTEREST (1/3, 1/2, Etc.)
011	954522	0080	02/08	586,000	RELOCATION - SALE TO SERVICE
011	954524	0100	12/09	475,000	SHORT SALE
011	954525	0040	07/09	635,000	RELOCATION - SALE TO SERVICE

## Model Validation

### ***Total Value Model Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 91.7%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Physical Inspection Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of -1.8%. This decrease is due partly to market changes over time and the previous assessment levels.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Ratio studies of assessments before and after this physical inspection are included later in this report

### ***Area 65 Physical Inspection Ratio Confidence Intervals***

These tables provide evidence that assessment levels (NewAV / AdjustedSP \* 100%) are equitable across key strata of building, land and location characteristics.

For this purpose, the actual overall 2010 weighted mean of 92% in Area 65 has been displayed below. A Lower 95% C.L. greater than 92.5% indicates that values may be relatively high; An Upper 95% C.L. less than 92.5% indicates that values may be relatively low.

When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

OVERALL	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
All	345	92%	91%	93%
Bldg Grade	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
5	3	94%	74%	114%
6	11	92%	84%	99%
7	68	93%	91%	95%
8	69	93%	91%	95%
9	74	91%	89%	93%
10	59	92%	90%	94%
11	45	92%	88%	95%
12	13	91%	86%	96%
13	3	83%	44%	122%
Year Built or Year Renovated	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
1900-1959	18	95%	89%	101%
1960-1975	36	92%	89%	95%
1976-1990	53	93%	90%	96%
1991-2000	84	92%	90%	93%
2001-2010	154	91%	90%	93%
Condition	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
Average	267	92%	91%	93%
Good	67	93%	90%	95%
Very Good	11	89%	85%	93%

### **Area 65 Physical Inspection Ratio Confidence Intervals**

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When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

Stories	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
1	72	92%	90%	94%
1.5	10	92%	86%	98%
2	253	92%	91%	93%
3	10	86%	79%	92%
Above Grade Living Area	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
800-1200	32	93%	90%	96%
1201-1600	47	94%	91%	96%
1601-2000	43	92%	90%	95%
2001-2500	53	92%	90%	95%
2501-3000	63	92%	90%	94%
3001-4000	62	92%	90%	94%
4000-5000	33	90%	86%	95%
5001-7500	12	89%	80%	98%
View Y/N	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
N	255	92%	91%	93%
Y	90	91%	89%	93%
Wft Y/N	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
N	345	92%	91%	93%
Y	0	Insuff data		

### **Area 65 Physical Inspection Ratio Confidence Intervals**

These tables provide evidence that assessment levels (NewAV / AdjustedSP \* 100%) are equitable across key strata of building, land and location characteristics.

For this purpose, the actual overall 2010 weighted mean of 92% in Area 65 has been displayed below. A Lower 95% C.L. greater than 92.5% indicates that values may be relatively high; An Upper 95% C.L. less than 92.5% indicates that values may be relatively low.

When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

Sub	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
1	142	91%	89%	93%
11	203	93%	91%	94%
Lot Size	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
700-1200	27	92%	90%	94%
1201-3000	20	93%	90%	96%
3001-5000	24	92%	89%	96%
5001-7000	40	92%	89%	95%
7001-10000	78	92%	90%	94%
10001-16000	105	91%	89%	93%
16001-43000	40	91%	87%	94%
> 43000	11	97%	87%	106%
Major 856272	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
N	331	92%	91%	93%
Y	14	92%	85%	98%
Major's 954525, 954526 & 564150	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
N	339	92%	91%	93%
Y	6	94%	88%	100%

# Physical Inspection Ratio Study Report (Before)

## 2009 Assessment

District/Team:	SE Team 1	Appr. Date:	01/01/2009	Date of Report:	7/20/2010	Sales Dates:	01/2008 - 12/2009
Area	65	Appr ID:	RSOW	Property Type:	1 to 3 Unit Residences	Adjusted for time?:	YES
SAMPLE STATISTICS							
Sample size (n)		345					
Mean Assessed Value		599,200					
Mean Adj. Sales Price		638,100					
Standard Deviation AV		353,875					
Standard Deviation SP		336,612					
ASSESSMENT LEVEL							
Arithmetic Mean Ratio		0.925					
Median Ratio		0.922					
Weighted Mean Ratio		0.939					
UNIFORMITY							
Lowest ratio		0.394					
Highest ratio:		1.449					
Coefficient of Dispersion		8.82%					
Standard Deviation		0.112					
Coefficient of Variation		12.14%					
Price Related Differential (PRD)		0.985					
RELIABILITY							
95% Confidence: Median							
Lower limit		0.913					
Upper limit		0.935					
95% Confidence: Mean							
Lower limit		0.913					
Upper limit		0.936					
SAMPLE SIZE EVALUATION							
N (population size)		4641					
B (acceptable error - in decimal)		0.05					
S (estimated from this sample)		0.112					
Recommended minimum:		20					
Actual sample size:		345					
Conclusion:		OK					
NORMALITY							
Binomial Test							
# ratios below mean:		177					
# ratios above mean:		168					
z:		0.485					
Conclusion:		Normal*					
*i.e. no evidence of non-normality							

Ratio Frequency

# Physical Inspection Ratio Study Report (After)

## 2010 Assessment

District/Team: SE Team 1	Appr. Date: 01/01/2010	Date of Report: 7/20/2010	Sales Dates: 01/2008-12/2009												
Area 65	Appr ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES												
SAMPLE STATISTICS		<table><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio Bin</th><th>Frequency</th></tr></thead><tbody><tr><td>0.70-0.80</td><td>12</td></tr><tr><td>0.80-0.90</td><td>108</td></tr><tr><td>0.90-1.00</td><td>168</td></tr><tr><td>1.00-1.10</td><td>47</td></tr><tr><td>1.10-1.20</td><td>8</td></tr></tbody></table>		Ratio Bin	Frequency	0.70-0.80	12	0.80-0.90	108	0.90-1.00	168	1.00-1.10	47	1.10-1.20	8
Ratio Bin	Frequency														
0.70-0.80	12														
0.80-0.90	108														
0.90-1.00	168														
1.00-1.10	47														
1.10-1.20	8														
Sample size (n)	345														
Mean Assessed Value	585,200														
Mean Adj. Sales Price	638,100														
Standard Deviation AV	290,293														
Standard Deviation SP	336,612														
ASSESSMENT LEVEL															
Arithmetic Mean Ratio	0.927														
Median Ratio	0.924														
Weighted Mean Ratio	0.917														
UNIFORMITY															
Lowest ratio	0.689														
Highest ratio:	1.182														
Coefficient of Dispersion	6.24%														
Standard Deviation	0.077														
Coefficient of Variation	8.29%														
Price Related Differential (PRD)	1.011														
RELIABILITY		<b>COMMENTS:</b>  1 to 3 Unit Residences throughout area 65  Uniformity has been improved by application of the recommended values.  Sales Prices are adjusted for time to the Assessment Date of 1/1/2010													
95% Confidence: Median															
Lower limit	0.914														
Upper limit	0.930														
95% Confidence: Mean															
Lower limit	0.919														
Upper limit	0.935														
SAMPLE SIZE EVALUATION															
N (population size)	4641														
B (acceptable error - in decimal)	0.05														
S (estimated from this sample)	0.077														
Recommended minimum:	9														
Actual sample size:	345														
Conclusion:	OK														
NORMALITY															
Binomial Test															
# ratios below mean:	185														
# ratios above mean:	160														
z:	1.346														
Conclusion:	Normal*														
*i.e. no evidence of non-normality															

### COMMENTS:

1 to 3 Unit Residences throughout area 65

Uniformity has been improved by application of the recommended values.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

## **Client and Intended Use of the Appraisal:**

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.*

## **Definition and date of value estimate:**

### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

*Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.*

### **Highest and Best Use**

**RCW 84.40.030** All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

*An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*

**WAC 458-07-030 (3) True and fair value -- Highest and best use.** *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*



*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

## **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

## **Property rights appraised:**

### **Fee Simple**

**Wash Constitution Article 7 § 1 Taxation:** *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

**Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)** *“the entire [fee] estate is to be assessed and taxed as a unit”*

**Folsom v. Spokane County, 111 Wn. 2d 256 (1988)** *“the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee”*

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”*

## **Assumptions and Limiting Conditions:**

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

**Scope of Work Performed:**

*Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.*

## **CERTIFICATION:**

*I certify that, to the best of my knowledge and belief:*

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



## King County

### Department of Assessments

King County Administration Bldg.  
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Seattle, WA 98104-2384

**(206) 296-5195 FAX (206) 296-0595**

**Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)**

**Lloyd Hara**  
*Assessor*

As we start a new decade and prepare the 2010 revaluations for the 2011 Tax Roll, it is important for staff to review our standards for completing our assessments for this year. As Deputy Assessors, first, everyone works for the taxpayers of King County and we must do our work in the most fair and equitable manner. Second, we will take pride in doing the best professional job possible. Third, we will treat all taxpayers with respect and value their opinions.

To further those standards, all appraisers are directed to:

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 2010 Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Validate for correctness physical characteristics for all vacant and improved properties and, where applicable, validate sales data for those properties;
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop valuation models as delineated by the IAAO (Standard on Mass Appraisal of Real Property, 2002; rev 2008). Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population. Validate models as delineated by IAAO in their Standard on Ratio Studies (approved July 2007).
- All sales are to be time adjusted to 1/1/10 and models developed by appraisers will include an administrative adjustment of .925 to reflect current economic factors that impact value and are not indicated by time-adjusted sales data alone.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the Assessor, the King County Board of Equalization, the Washington State Board of Tax Appeals, the King County Prosecutor and the Washington State Department of Revenue. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara  
King County Assessor